

Property at 00034 OAK BLUFF

Prop ID 3330034

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Administrative Information

Owner name: REICH MARC A AND KAREN C
 Second name:
 Address: 34 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330034 Neigh.: Zone: RU2A Vol: 456 Page: 337

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Mar-2003
Resident Land	2.00	122,500	AFA	Veteran	3,500	Sale price: 577,500
Resident Outbldg	1.00	3,220	CFB	Add Vet	1,750	Sale valid: Y
Resident Dwelling	1.00	355,420	DAC	Veteran	10,000	
Resident Excess 1.11 5,830					Values	
					Mkt value :	
					Cost value: 695,671	
Summary			Utilities		Sales ratios	
Total assessments		486,970	Water	Well	Cost/sale : 1.2046	
Total exemptions		15,250	Sewer	Septic	Mkt/sale :	
Net assessment		471,720	Gas	None	Assmt/sale: .8432	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000		175,000	122,500
Primary Site		87,120					
RES	12	1.110	7,500	8,325		8,325	5,828
Residual		48,352					
3.110 acres		Total land value		183,325		128,328	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	1,607	333,820	
Basement	Full				
Heating	Yes	A/C Yes		9,540	
Plumbing	2 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas 15,500
Attic	None	Attic size:			
Additions				180,444	
Other Features		WB Stks	RR	39,323	
Sub-Total				578,627	
Grade	B+	Factor 1.3500		781,146	
CDU		C&D Factor 1.00		781,146	
Depreciation		35 %		507,745	
Computed cost value @ 70%				355,422	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	556	24,406
P Porches, Patios, Decks	DECK Wood deck	862	22,834
L Living Area	FRFF Frame first floor	530	60,675
L Living Area	BSMT Basement addition	530	9,767
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	294	33,657
L Living Area	BSMT Basement addition	294	5,418
L Living Area	AIR Air conditioning	294	894
L Living Area	AIR Air conditioning	530	1,611
L Living Area	FRUF Frame upper full	26	2,177
P Porches, Patios, Decks	FOFF Frame open first flo	26	1,584
P Porches, Patios, Decks	DECK Wood deck	52	1,377
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	BSMT Basement addition	75	1,382
L Living Area	AIR Air conditioning	75	228

Total additions 180,444

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	17	18	306	30.00	2004	C	9,180	50	4,600
Utility Shed									
Value at 70%		3,220	Value at 100%		4,600				

