

Property at 00040 OAK BLUFF

Prop ID 3330040

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Administrative Information

Owner name: BEVIER CHARLES W III AND
 Second name: REBECCA A
 Address: 40 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330040 Neigh.: Zone: RU2A Vol: 766 Page: 777

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Sep-2021
Resident Land	2.00	122,500				Sale price: 610,000
Resident Outbldg	1.00	18,550				Sale valid:
Resident Dwelling	1.00	386,410				Values
						Mkt value :
Resident Excess	1.08	5,670				Cost value: 761,614
Summary			Utilities		Sales ratios	
Total assessments		533,130	Water	Well		Cost/sale : 1.2485
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		533,130	Gas	None		Assmt/sale: .8740

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	1.080	7,500	8,100			8,100	5,670
Residual		47,045						
		3.080 acres	Total land value				183,100	128,170

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	7
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,806
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1980	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,304
Basement	Full		452,510
Heating	Yes	A/C Yes	12,890
Plumbing	3 F/B	2 H/B	7 Add'l fix.
Attic	None	1 Wh/p	Saunas
Additions		Attic size:	23,000
Other Features		WB Stks	133,928
			6,750
Sub-Total			629,078
Grade	B+	Factor 1.3500	849,255
CDU		C&D Factor 1.00	849,255
Depreciation		35 %	552,016
Computed cost value @ 70%			386,411

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	182	17,356
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	DECK Wood deck	700	18,543
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	BSMT Basement addition	182	3,354
L Living Area	AIR Air conditioning	182	553
P Porches, Patios, Decks	DECK Wood deck	150	3,974
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FRL Attached frame GT 65	972	43,548

Total additions 133,928

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite			480	110.5		C	53,064	50	26,500
Value at 70%			18,550				Value at 100%		26,500

