

Property at 00045 OAK BLUFF

Prop ID 3330045

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Administrative Information

Owner name: RUSSELL I TODD & ISABELLE C
 Second name:
 Address: 45 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330045 Neigh.: Zone: RU2A Vol: 554 Page: 504

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	2.00	122,500			Sale date: 22-Jan-2007
Resident Outbldg	1.00	30,940			Sale price: 620,000
Resident Dwelling	1.00	332,370			Sale valid: Y

Values	
Mkt value :	
Cost value:	704,971

Summary

Summary		Utilities		Sales ratios	
Total assessments	493,480	Water	Well	Cost/sale :	1.1371
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	493,480	Gas	None	Assmt/sale:	.7959

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	1.460	7,500	10,950		10,950	7,665
Residual		63,598					

3.460 acres

Total land value

185,950

130,165

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
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	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Masonry trim sf	
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	5
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	3,426
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1979	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,088
Basement	Full		415,730
Heating	Yes	A/C Yes	
Plumbing	3 F/B	1 H/B	5 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size:	
Other Features			88,274
		WB Stks	9,250

Sub-Total		541,104
Grade	B+	
CDU		
Depreciation		
	Factor 1.3500	730,490
	C&D Factor 1.00	730,490
	35 %	474,819
	Computed cost value @ 70%	332,373

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,026	45,967
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	CPAT Concrete patio	294	2,506
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	BSMT Basement addition	150	2,764
L Living Area	AIR Air conditioning	150	456

Total additions 88,274

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5		C	88,440	50	44,200

Value at 70% 30,940

Value at 100% 44,200

