

Property at 00050 OAK BLUFF

Prop ID 3330050

Printed 07-Feb-2024 9:56 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DAWSON MICHAEL J AND ERIN
 Second name:
 Address: 50 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330050 Neigh.: Zone: RU2A Vol: 719 Page: 955

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Jun-2018	
Resident Land	2.00	122,500			Sale price: 640,000	
Resident Outbldg	2.00	17,220			Sale valid:	
Resident Dwelling	1.00	474,500			Values	
Resident Excess	.49	2,570			Mkt value :	
Summary			Utilities		Cost value: 881,129	
Total assessments	616,790		Water Well		Cost/sale : 1.3768	
Total exemptions			Sewer Septic		Mkt/sale :	
Net assessment	616,790		Gas None		Assmt/sale: .9637	
			Sales ratios			

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	.490	7,500	3,675		3,675	2,573
Residual	21,344						
2.490 acres		Total land value		178,675		125,073	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	02	Wood Shingles		
Roof Material	06	Metal		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	02	Partial < half		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		2,403	538,290
Basement	Partial < half				-2,770
Heating	Yes	A/C Yes			15,330
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas 25,500
Attic	None		Attic size:		
Additions					267,635
Other Features		M Stks			6,000
Sub-Total					849,985
Grade	A-	Factor 1.4500			1,232,478
CDU		C&D Factor 1.00			1,232,478
Depreciation		45 %			677,863
Computed cost value @ 70%					474,504

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216
L Living Area	FRFF Frame first floor	366	41,900
L Living Area	AIR Air conditioning	366	1,113
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109
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
L Living Area	FRFF Frame first floor	81	9,273
L Living Area	AIR Air conditioning	81	246
G Garages	FR Attached frame LE 65	609	26,474
P Porches, Patios, Decks	FEFF Frame enclosed first	203	19,358
G Garages	FRL Attached frame GT 65	1,116	49,999
G Garages	FSF Full-story fin o/gar	630	42,200
L Living Area	AIR Air conditioning	630	1,915

Total additions 267,635

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP5 Pool w/ Gunite	30	14	420	110.5		C	46,431	50	23,200
Value at 70%					17,220	Value at 100%			24,600

