

Property at 00075 OAK BLUFF

Prop ID 3330075

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

## Administrative Information

Owner name: SEHGAL RITU TRUSTEE  
 Second name:  
 Address: 75 OAK BLUFF  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 021 Clerk map:  
 Lot: 3330075 Neigh.: Zone: RU2A Vol: 777 Page: 1185

| Assessments       |      |         | Exemptions |        | Last sale    |                        |
|-------------------|------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat    | Amount       | Sale date: 06-Nov-2017 |
| Resident Land     | 2.00 | 122,500 |            |        |              | Sale price: 600,000    |
| Resident Dwelling | 1.00 | 432,540 |            |        |              | Sale valid:            |
|                   |      |         |            |        | Values       |                        |
| Resident Excess   | 1.22 | 6,410   |            |        |              | Mkt value :            |
|                   |      |         |            |        |              | Cost value: 802,071    |
| Summary           |      |         | Utilities  |        | Sales ratios |                        |
| Total assessments |      | 561,450 | Water      | Well   |              | Cost/sale : 1.3368     |
| Total exemptions  |      |         | Sewer      | Septic |              | Mkt/sale :             |
| Net assessment    |      | 561,450 | Gas        | None   |              | Assmt/sale: .9358      |

## 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  | 1.220       | 7,500   | 9,150            |      |      | 9,150   | 6,405     |
| Residual     |     | 53,143      |         |                  |      |      |         |           |
|              |     | 3.220 acres |         | Total land value |      |      | 184,150 | 128,905   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 06   | Contemporary     |                         |       |
| Exterior Walls | 01   | Clapboards       |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9     |
| 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              | 4     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          | 1,000 |
| Bsmt Fin Qual  | 04   | Living Area w/o  | Addtn'l fixtures        | 6     |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 4,352 |
|                |      |                  | # Living Units          |       |
|                |      |                  | Saunas                  |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 3     |
|                |      |                  | Actual Year Built: 1980 |       |

## Building Valuation Summary

|                |       |                           |              |        |         |
|----------------|-------|---------------------------|--------------|--------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | Area         | 1,302  | 323,270 |
| Basement       | Full  |                           |              |        |         |
| Heating        | Yes   | A/C Yes                   |              |        | 9,260   |
| Plumbing       | 4 F/B | 1 H/B                     | 6 Add'l fix. | 1 Wh/p | 24,000  |
| Attic          | None  |                           | Attic size:  |        |         |
| Other Features |       |                           |              |        | 304,003 |
|                |       | WB Stks                   |              |        | 43,641  |
| Sub-Total      |       |                           |              |        | 704,174 |
| Grade          | B+    | Factor 1.3500             |              |        | 950,635 |
| CDU            |       | C&D Factor 1.00           |              |        | 950,635 |
| Depreciation   |       | 35 %                      |              |        | 617,913 |
|                |       | Computed cost value @ 70% |              |        | 432,539 |

## Building additions

| Category                 | Type                     | Area  | Value   |
|--------------------------|--------------------------|-------|---------|
| G Garages                | FRL Attached frame GT 65 | 864   | 38,709  |
| L Living Area            | FRFF Frame first floor   | 556   | 63,651  |
| L Living Area            | BSMT Basement addition   | 556   | 10,246  |
| P Porches, Patios, Decks | DECK Wood deck           | 128   | 3,391   |
| L Living Area            | FRFF Frame first floor   | 128   | 14,654  |
| L Living Area            | BSMT Basement addition   | 128   | 2,359   |
| L Living Area            | AIR Air conditioning     | 128   | 389     |
| P Porches, Patios, Decks | CPAT Concrete patio      | 70    | 597     |
| P Porches, Patios, Decks | DECK Wood deck           | 32    | 848     |
| L Living Area            | OVER Frame Overhang      | 24    | 2,198   |
| L Living Area            | FRFF Frame first floor   | 640   | 73,268  |
| L Living Area            | BSMT Basement addition   | 640   | 11,794  |
| L Living Area            | AIR Air conditioning     | 640   | 1,946   |
| L Living Area            | FRUF Frame upper full    | 400   | 33,492  |
| L Living Area            | AIR Air conditioning     | 400   | 1,216   |
| P Porches, Patios, Decks | DECK Wood deck           | 1,644 | 43,550  |
| P Porches, Patios, Decks | DECK Wood deck           | 64    | 1,695   |
| Total additions          |                          |       | 304,003 |

