

Property at 00087 OAK BLUFF

Prop ID 3330087

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

Administrative Information

Owner name: FRIES MICHAEL J & JENNIFER A
 Second name:
 Address: 87 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330087 Neigh.: Zone: RU2A Vol: 759 Page: 1069

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-May-2021
Resident Land	2.00	122,500			Sale price: 655,000
Resident Outbldg	1.00	2,940			Sale valid:
Resident Dwelling	1.00	350,110			

Values

Resident Excess	1.50	7,880			Mkt value :
					Cost value: 690,614

Summary

Total assessments	483,430	Water	Well	Cost/sale :	1.0544
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	483,430	Gas	None	Assmt/sale:	.7381

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	1.500	7,500	11,250		11,250	7,875
Residual		65,340					

3.500 acres

Total land value

186,250

130,375

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	4
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	04	Loft	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,430	348,270
Basement	Full				
Heating	Yes	A/C Yes			9,970
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None			Attic size:	22,500
Additions					123,362
Other Features		WB Stks	RR		26,569
Sub-Total					530,671
Grade	A-	Factor 1.4500			769,473
CDU		C&D Factor 1.00			769,473
Depreciation		35 %			500,157
		Computed cost value @ 70%			350,110

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	1,340	35,497
G Garages	FRL Attached frame GT 65	704	31,541
L Living Area	UATT Unfinished attic	175	3,064
P Porches, Patios, Decks	DECK Wood deck	85	2,252
L Living Area	OVER Frame Overhang	78	7,144
L Living Area	AIR Air conditioning	78	237
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
P Porches, Patios, Decks	FOFF Frame open first flo	119	7,250
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	OVER Frame Overhang	27	2,473
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	89	271

Total additions 123,362

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	20	280	30.00	2022	C	8,400	50	4,200
Utility Shed									
Value at 70%			2,940				Value at 100%		4,200

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Prop ID 3330087 Card 01

No sketch for this property