

Property at 00102 OAK BLUFF

Prop ID 3330102

Printed 07-Feb-2024 9:57 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SILVERSTEIN ERIC W
 Second name:
 Address: 102 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330102 Neigh.: Zone: RU2A Vol: 759 Page: 679

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Outbldg	1.00	9,450
Resident Dwelling	1.00	434,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-May-2021
 Sale price: 940,000
 Sale valid:

Values

Mkt value :
 Cost value: 826,057

Summary

Total assessments	578,240
Total exemptions	
Net assessment	578,240

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8788
 Mkt/sale :
 Assmt/sale: .6151

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	2.330	7,500	17,475			17,475	12,233
Residual		101,495						

4.330 acres

Total land value

192,475

134,733

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	06	Heat Pump	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	50	A	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area	1,586	260,620
Basement	Full				
Heating	Yes	A/C Yes			7,300
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	12,500
Attic	None		Attic size:		
Additions					291,147
Other Features		WB Stks			43,905
Sub-Total					615,472
Grade	A	Factor 1.5500			953,982
CDU		C&D Factor 1.00			953,982
Depreciation		35 %			620,088
Computed cost value @ 70%					434,062

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	54	1,430
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	MAFF Masonry first floor	906	107,518
L Living Area	MAUF Masonry upper full	906	81,023
L Living Area	AIR Air conditioning	1,812	5,508
P Porches, Patios, Decks	DECK Wood deck	352	9,324
L Living Area	FRFF Frame first floor	230	26,331
L Living Area	AIR Air conditioning	230	699
P Porches, Patios, Decks	FEFF Frame enclosed first	150	14,304
P Porches, Patios, Decks	FEUF Frame enclosed upper	150	8,586
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	BSMT Basement addition	150	2,764

Total additions 291,147

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
Value at 70%									
			9,450	Value at 100%			13,500		

