

Property at 00026 OAKENGATES

Prop ID 3340026

Printed 07-Feb-2024 9:58 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RIDENOUR EMILY
Second name:
Address: 26 OAKENGATES
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3340026 Neigh.: Zone: R40 Vol: 758 Page: 1217

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 04-May-2021	
Resident Land	.92 122,500			Sale price: 670,000	
Resident Dwelling	1.00 339,860			Sale valid:	
				Values	
Resident Excess	.11 580			Mkt value :	
				Cost value: 661,343	
Summary		Utilities		Sales ratios	
Total assessments	462,940	Water	Connecticut	Cost/sale :	.9871
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	462,940	Gas	None	Assmt/sale:	.6910

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site	40,075						
RES	12	.110	7,500	825		825	578
Residual	4,792						
		1.030 acres		Total land value		175,825	123,078

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,788	281,790
Basement	Full		
Heating	Yes A/C Yes		8,050
Plumbing	3 F/B 1 H/B Add'l fix. Wh/p Saunas		13,500
Attic	Fully finished w/WH Attic size: 1,788		53,649
Additions			189,560
Other Features	WB Stks		6,750
Sub-Total			553,299
Grade	B+	Factor 1.3500	746,954
CDU		C&D Factor 1.00	746,954
Depreciation		35 %	485,520
		Computed cost value @ 70%	339,864

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
L Living Area	FRFF Frame first floor	880	100,743
L Living Area	BSMT Basement addition	880	16,217
L Living Area	AIR Air conditioning	880	2,675
P Porches, Patios, Decks	DECK Wood deck	874	23,152
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021

Total additions 189,560

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
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	04	Fully finished w	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	3,562
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			# Living Units	
			Actual Year Built: 1984	

