

Property at 00034 OAKENGATES

Prop ID 3340034

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Administrative Information

Owner name: SHUBINSKI CAROL A AND
Second name: SCHWARTZ DANIEL A
Address: 34 OAKENGATES
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3340034 Neigh.: Zone: R40 Vol: 493 Page: 457

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	356,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Mar-2004
Sale price: 550,000
Sale valid: Y

Values

Resident Excess	.11	580	
Mkt value :			
Cost value:		685,171	

Summary

Total assessments	479,620	
Total exemptions		
Net assessment	479,620	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.2458
Mkt/sale :
Assmt/sale: .8720

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	2 story w/bsmt			1,740	408,810
Basement	Full					
Heating	Yes	A/C Yes				11,680
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None			Attic size:		
Additions						93,425
Other Features	Mason Trim WB Stks		RR			49,039

Sub-Total						580,454
Grade	B+		Factor 1.3500			783,613
CDU			C&D Factor 1.00			783,613
Depreciation			35 %			509,348
			Computed cost value @ 70%			356,544

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	588	15,576
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	BSMT Basement addition	256	4,718
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	AIR Air conditioning	256	778
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438

Total additions 93,425

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
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	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	950
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	776
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,880
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1984	

Scale: 1" = 8.14 feet