

Property at 00035 OAKENGATES

Prop ID 3340035

Printed 15-Oct-2025 9:12 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COLLINS MACKENZIE W &
Second name: COLLINS STEPHANIE M
Address: 35 OAKENGATES
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3340035 Neigh.: Zone: R40 Vol: 801 Page: 986

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	451,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Mar-2025
Sale price: 1,000,000
Sale valid:

Values

Resident Excess		
.46	2,420	

Summary

Total assessments	576,620
Total exemptions	
Net assessment	576,620

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8237
Mkt/sale :
Assmt/sale: .5766

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	.460	7,500	3,450			3,450	2,415
Residual		20,038						

1.380 acres

Total land value

178,450

124,915

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,130	422,880
Basement	Full				
Heating	Yes	A/C Yes			12,050
Plumbing	4 F/B	2 H/B	5 Add'l fix.	Wh/p	Saunas 24,500
Attic	None		Attic size:		
Additions					225,335
Other Features		WB Stks	RR		50,607

Sub-Total					735,372
Grade	B+	Factor 1.3500			992,752
CDU		C&D Factor 1.00			992,752
Depreciation		35 %			645,289
		Computed cost value @ 70%			451,702

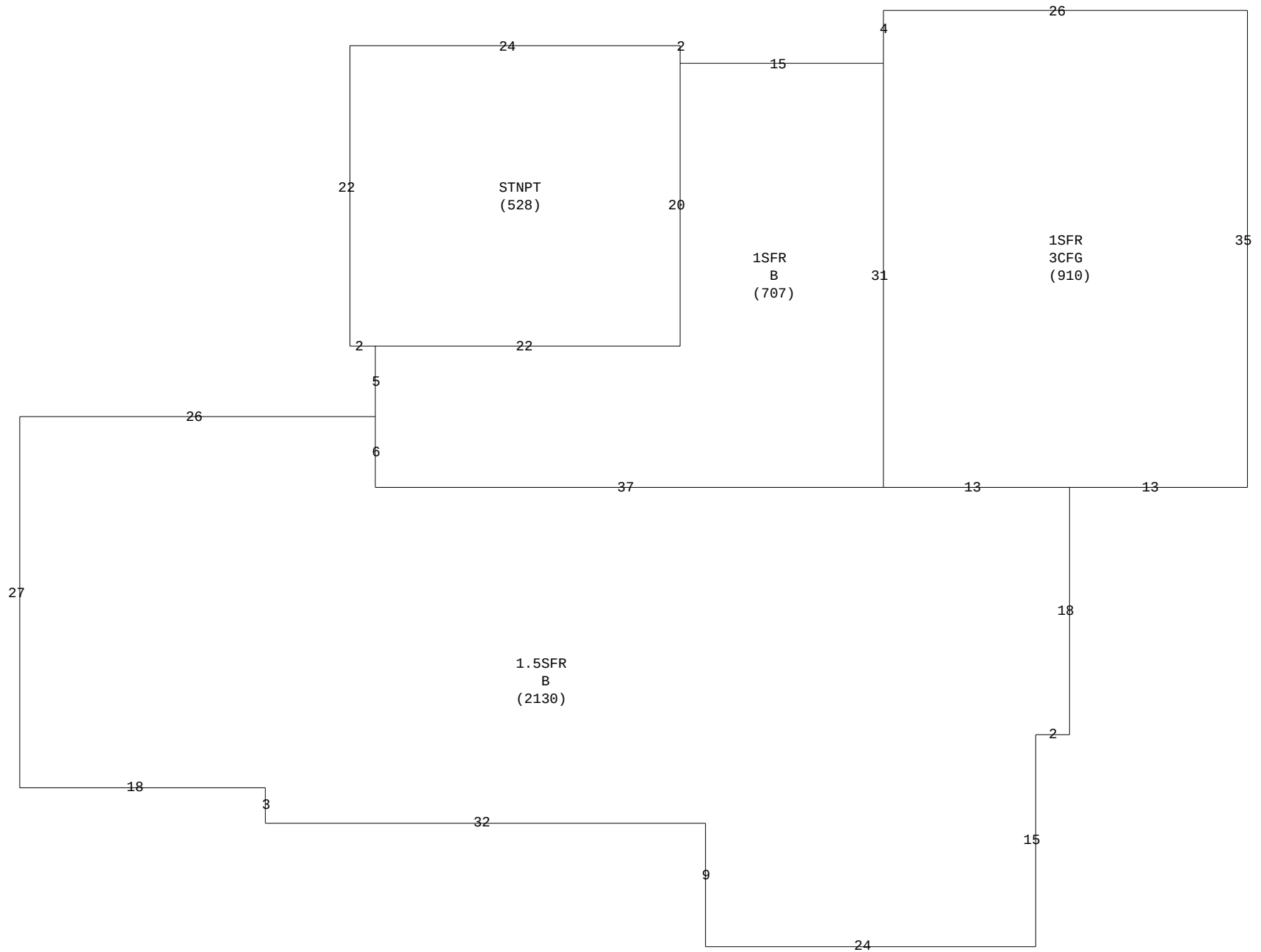
Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	707	80,938
L Living Area	BSMT Basement addition	707	13,029
L Living Area	AIR Air conditioning	707	2,149
G Garages	FR Attached frame LE 65	910	38,218
L Living Area	FRUF Frame upper full	910	76,194
L Living Area	AIR Air conditioning	910	2,766
P Porches, Patios, Decks	BPAT Brick/flagstone pati	528	12,041

Total additions 225,335

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 10
Interior Walls	02	Drywall	Garage cars 3
Floors	01	Hardwood	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 4
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures 5
Air Condition	01	Central Air	Rec Room Size 1,750
Interior Cond	05	Good	Living area 4,812
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1987



NAME CHG FR STEPHANIE M CRUDELE TO STEPHANIE M COLLINSV807P989 9-26-25