

Property at 00042 OAKENGATES

Prop ID 3340042

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Administrative Information

Owner name: JOAN SKIFF OWENS REV LVG TRUST
 Second name:
 Address: 42 OAKENGATES
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3340042 Neigh.: Zone: R40 Vol: 818 Page: 866

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Jul-1989
Resident Land	.92	122,500				Sale price: 655,000
Resident Dwelling	1.00	367,940				Sale valid:
					Values	
Resident Excess	.19	1,000			Mkt value :	
					Cost value: 702,057	
Summary			Utilities		Sales ratios	
Total assessments	491,440		Water	Connecticut	Cost/sale :	1.0718
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	491,440		Gas	None	Assmt/sale:	.7503

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	.190	7,500	1,425			1,425	998
Residual	8,276							
1.110 acres			Total land value				176,425	123,498

Building Valuation Summary

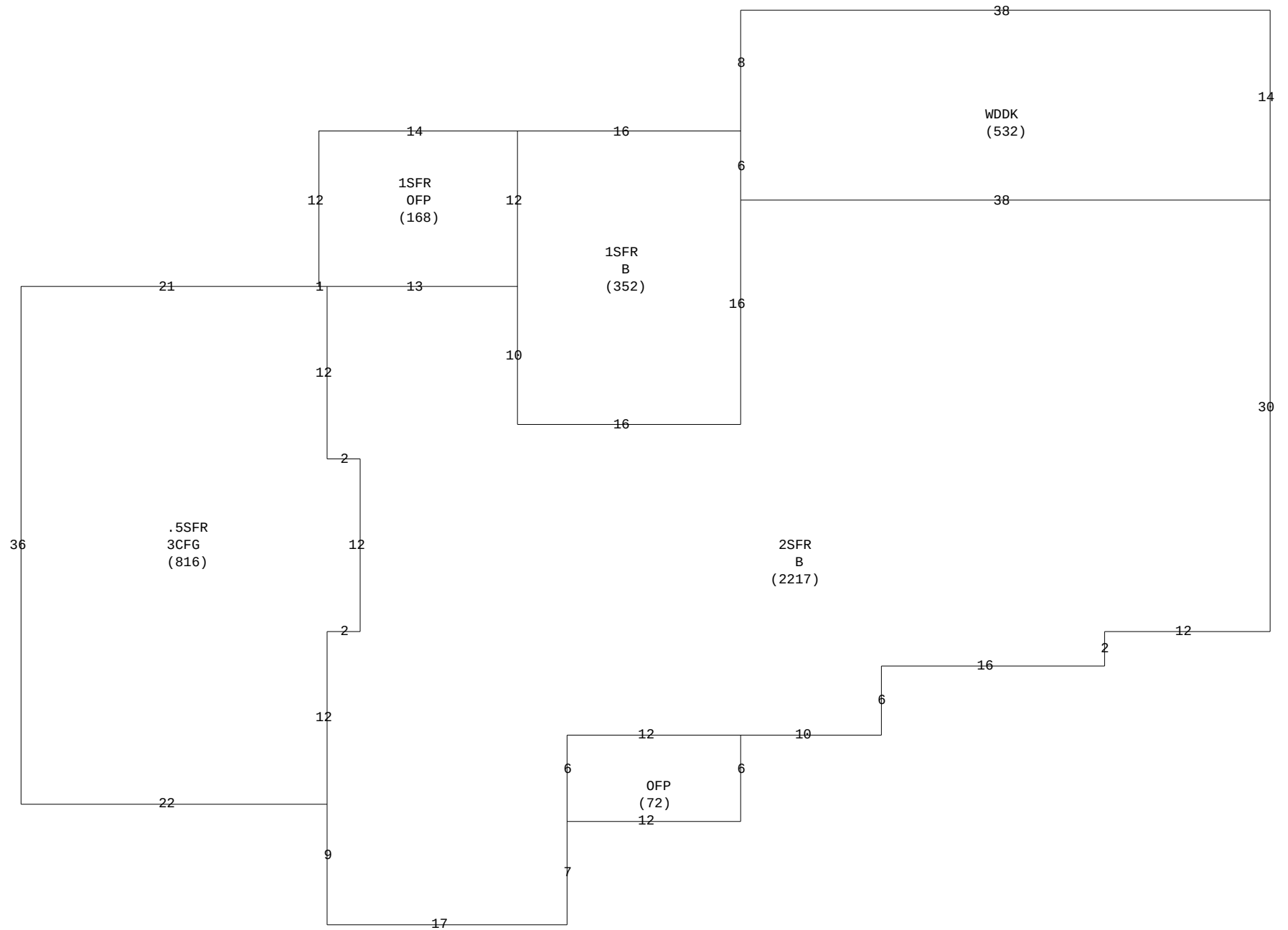
						Area	
Dwelling	Frame	2 story w/bsmt				2,217	501,970
Basement	Full with walk						
Heating	Yes	A/C Yes					14,300
Plumbing	4 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas		27,500
Attic	None			Attic size:			
Additions							96,658
Other Features	Mason Trim	WB Stks	RR				67,495
Sub-Total							707,923
Grade	B+	Factor 1.3500					955,696
CDU		C&D Factor 1.00					955,696
Depreciation		45 %					525,633
Computed cost value @ 70%							367,943

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	532	14,093
L Living Area	FRUF Frame upper full	168	14,067
P Porches, Patios, Decks	F0FF Frame open first flo	168	10,236
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	F0FF Frame open first flo	72	4,387
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	240	16,076
L Living Area	AIR Air conditioning	240	730
Total additions			96,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
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	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	Half Baths	2
Area Over Gar.	03	Partial	Masonry trim sf	1,480
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	03	Fair	Whirlpools	1
Exterior Cond	03	Fair	Living area	5,194
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1986				



AFFDVT JOHN WELLS OWENS DIED 6-1-22 V818 P864 9-18-26
THE JOAN SKIFF OWENS REV LVG TRST DTD 4-8-26 V818 P866 9-18-26