

Property at 00043 OAKENGATES

Prop ID 3340043

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Administrative Information

Owner name: SRB JUSTIN AND DANIELLE
 Second name:
 Address: 43 OAKENGATES
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3340043 Neigh.: Zone: R40 Vol: 566 Page: 184

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Oct-2007
Resident Land	.92	122,500			Sale price: 680,000
Resident Dwelling	1.00	394,460			Sale valid:
Resident Outbldg	2.00	22,750			

Values

Resident Excess	.41	2,150	Mkt value :	
			Cost value:	774,086

Summary

Total assessments	541,860	Water	Connecticut	Cost/sale :	1.1384
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	541,860	Gas	None	Assmt/sale:	.7969

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	.410	7,500	3,075		3,075	2,153
Residual		17,860					

1.330 acres

Total land value

178,075

124,653

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
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	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	2
Grade	43	B+	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,042	407,890
Basement	Full				
Heating	Yes	A/C Yes			11,630
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	21,000
Attic	None		Attic size:		
Additions					161,084
Other Features		WB Stks	RR		40,582
Sub-Total					642,186
Grade	B+	Factor 1.3500			866,951
CDU		C&D Factor 1.00			866,951
Depreciation		35 %			563,518
		Computed cost value @ 70%			394,463

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	534	14,146
L Living Area	FRFF Frame first floor	323	36,977
L Living Area	AIR Air conditioning	323	982
L Living Area	BSMT Basement addition	323	5,952
P Porches, Patios, Decks	FOFF Frame open first flo	27	1,645
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
G Garages	FRL Attached frame GT 65	855	38,306
G Garages	FSF Full-story fin o/gar	543	36,372
L Living Area	AIR Air conditioning	543	1,651
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	AIR Air conditioning	130	395
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	AIR Air conditioning	50	152

Total additions 161,084

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	44	792	74.05	2011	C	58,648	50	29,300
RS1 Frame Utility Shed	12	18	216	30.00	2011	C	6,480	50	3,200
Value at 70%			22,750				Value at 100%		32,500

