

Property at 00051 OAKENGATES

Prop ID 3340051

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Administrative Information

Owner name: CRACCO ANDREW & ERICA
 Second name:
 Address: 51 OAKENGATES
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3340051 Neigh.: Zone: R40 Vol: 817 Page: 657

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Aug-2026
Resident Land	.92	122,500			Sale price: 1,025,000
Resident Dwelling	1.00	384,720			Sale valid:
				Values	
Resident Excess	.11	580			Mkt value :
					Cost value: 725,429
Summary		Utilities		Sales ratios	
Total assessments		507,800	Water Connecticut	Cost/sale :	.7077
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		507,800	Gas None	Assmt/sale:	.4954

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	

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	2
Floors	07	Hardwood/Carpet	Bedrooms	5
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	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	05	Half Story Finis	Half Baths	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,497
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1985				

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,175	260,250
Basement	Full with walk				
Heating	Yes	A/C Yes			7,470
Plumbing	4 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	16,000
Attic	None	Attic size:			
Additions					335,857
Other Features		WB Stks			6,750
Sub-Total					626,327
Grade	B+	Factor 1.3500			845,541
CDU		C&D Factor 1.00			845,541
Depreciation		35 %			549,602
Computed cost value @ 70%					384,721

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	21	1,923
P Porches, Patios, Decks	FOFF Frame open first flo	49	2,985
P Porches, Patios, Decks	FOFF Frame open first flo	39	2,376
L Living Area	FRFF Frame first floor	1,100	125,929
L Living Area	FRUH Frame upper half	1,100	56,250
L Living Area	BSMT Basement addition	1,100	20,271
P Porches, Patios, Decks	DECK Wood deck	323	8,556
G Garages	FRL Attached frame GT 65	992	44,444
L Living Area	FRUH Frame upper half	992	50,727
L Living Area	AIR Air conditioning	496	1,508
L Living Area	AIR Air conditioning	1,100	3,344
L Living Area	AIR Air conditioning	484	1,471
L Living Area	AIR Air conditioning	39	119
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
P Porches, Patios, Decks	DECK Wood deck	310	8,212

Total additions 335,857

