

Property at 00052 OAKENGATES

Prop ID 3340052

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Administrative Information

Owner name: KURTZMAN JASON & HEATHER
 Second name:
 Address: 52 OAKENGATES
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3340052 Neigh.: Zone: R40 Vol: 669 Page: 1032

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Dec-2013
Resident Land	.92	122,500				Sale price: 520,000
Resident Dwelling	1.00	304,730				Sale valid:
Resident Outbldg	1.00	980				Values
Resident Excess	1.21	6,350				Mkt value :
						Cost value: 620,800
Summary			Utilities		Sales ratios	
Total assessments	434,560		Water	Connecticut	Cost/sale :	1.1938
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	434,560		Gas	None	Assmt/sale:	.8357

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	1.210	7,500	9,075			9,075	6,353
Residual		52,708						
2.130 acres		Total land value		184,075	128,853			

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	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	950
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,066
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,064	276,790
Basement	Full				
Heating	Yes	A/C Yes			7,950
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					157,935
Other Features	WB Stks	RR			36,920
Sub-Total					496,095
Grade	B+	Factor 1.3500			669,728
CDU		C&D Factor 1.00			669,728
Depreciation		35 %			435,323
		Computed cost value @ 70%			304,726

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	577	15,285
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	FRFF Frame first floor	616	70,520
L Living Area	FRUH Frame upper half	616	31,500
L Living Area	BSMT Basement addition	616	11,352
L Living Area	AIR Air conditioning	616	1,873
L Living Area	AIR Air conditioning	308	936
G Garages	FR Attached frame LE 65	576	25,187
Total additions			157,935

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2016	C	2,880	50	1,400
Utility Shed									
Value at 70%	980						Value at 100%		1,400

