

Property at 00071 OAKENGATES

Prop ID 3340071

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## Administrative Information

Owner name: SEELEY BROOK MATTHEW &  
 Second name: SEELEY MICHELLE ZAGAMI  
 Address: 71 OAKENGATES  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
 Lot: 3340071 Neigh.: Zone: R40 Vol: 432 Page: 1212

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 16-Jul-2002 |
| Resident Land     | .92     | 122,500 |            |             |              | Sale price: 593,360    |
| Resident Dwelling | 1.00    | 461,090 |            |             |              | Sale valid: Y          |
| Resident Outbldg  | 1.00    | 18,550  |            |             |              | Values                 |
| Resident Excess   | .42     | 2,210   |            |             |              | Mkt value :            |
|                   |         |         |            |             |              | Cost value: 863,357    |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 604,350 |         | Water      | Connecticut | Cost/sale :  | 1.4550                 |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 604,350 |         | Gas        | None        | Assmt/sale:  | 1.0185                 |

## 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     | .420             | 7,500   | 3,150   |      |      | 3,150   | 2,205     |
| Residual     | 18,295 |                  |         |         |      |      |         |           |
| 1.340 acres  |        | Total land value |         | 178,150 |      |      | 124,705 |           |

## 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             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 07   | Propane Gas      | Family Rooms            | 1     |
| Attic          | 01   | Fully Finished   | Dormer linear f         |       |
| Grade          | 43   | B+               | Full Baths              | 3     |
| Garage         | 23   | Attached 3 car   | Half Baths              | 1     |
| Area Over Gar. | 99   | None             | Masonry trim sf         |       |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Addtn'l fixtures        |       |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 6,063 |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | Saunas                  |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 3     |
|                |      |                  | W/B openings            | 3     |
|                |      |                  | Actual Year Built: 1985 |       |

## Building Valuation Summary

|                |                |                           | Area            |           |
|----------------|----------------|---------------------------|-----------------|-----------|
| Dwelling       | Frame          | 2 story w/bsmt            | 1,410           | 344,360   |
| Basement       | Full           |                           |                 |           |
| Heating        | Yes            | A/C Yes                   |                 | 9,860     |
| Plumbing       | 3 F/B          | 1 H/B                     | Add'l fix.      | 1 Wh/p    |
| Attic          | Fully Finished |                           | Saunas          | 16,000    |
| Additions      |                |                           | Attic size: 600 | 20,464    |
| Other Features |                |                           |                 | 339,725   |
|                |                | WB Stks                   |                 | 20,250    |
| Sub-Total      |                |                           |                 | 750,659   |
| Grade          | B+             | Factor 1.3500             |                 | 1,013,390 |
| CDU            |                | C&D Factor 1.00           |                 | 1,013,390 |
| Depreciation   |                | 35 %                      |                 | 658,704   |
|                |                | Computed cost value @ 70% |                 | 461,093   |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | OVER Frame Overhang       | 44   | 4,030   |
| L Living Area            | FRFF Frame first floor    | 416  | 47,624  |
| L Living Area            | BSMT Basement addition    | 416  | 7,666   |
| L Living Area            | AIR Air conditioning      | 416  | 1,265   |
| L Living Area            | FRFF Frame first floor    | 175  | 20,034  |
| L Living Area            | AIR Air conditioning      | 175  | 532     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 224  | 13,647  |
| P Porches, Patios, Decks | CPAT Concrete patio       | 406  | 3,460   |
| L Living Area            | FRFF Frame first floor    | 911  | 104,292 |
| L Living Area            | FRUF Frame upper full     | 840  | 70,333  |
| L Living Area            | AIR Air conditioning      | 911  | 2,769   |
| L Living Area            | AIR Air conditioning      | 840  | 2,554   |
| L Living Area            | FRFF Frame first floor    | 301  | 34,459  |
| G Garages                | FR Attached frame LE 65   | 624  | 27,060  |

Total additions 339,725

## Outbuilding Information

| Description        | Wid    | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value  |
|--------------------|--------|-----|------|-------|------|-----|---------------|------|--------|
| RP5 Pool w/ Gunite | 32     | 15  | 480  | 110.5 |      | C   | 53,064        | 50   | 26,500 |
| Value at 70%       | 18,550 |     |      |       |      |     | Value at 100% |      | 26,500 |

