

Property at 00009 OAKRIDGE DRIVE

Prop ID 3350009

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Administrative Information

Owner name: LANCASTER GREGORY J &
Second name: SUZANNE M
Address: 9 OAKRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 3350009 Neigh.: Zone: Vol: 531 Page: 155

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Oct-2005
Resident Land	.92	94,500			Sale price: 367,500
Resident Dwelling	1.00	178,420			Sale valid: Y
Resident Outbldg	1.00	980			

Exemptions

Last sale

Values

Mkt value :
Cost value: 391,286

Summary

Total assessments	273,900	Water	None	Cost/sale :	1.0647
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	273,900	Gas	None	Assmt/sale:	.7453

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					

.920 acres Total land value 135,000 94,500

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	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	232,460
Basement	Full		837	
Heating	Yes	A/C Yes		6,700
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				78,697
Other Features		WB Stks	RR	13,797

Sub-Total				335,154
Grade	B-	Factor 1.1700		392,130
CDU		C&D Factor 1.00		392,130
Depreciation		35 %		254,885
		Computed cost value @ 70%		178,420

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FEFF Frame enclosed first	20	1,907
L Living Area	FRFF Frame first floor	193	22,095
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
L Living Area	OVER Frame Overhang	33	3,022
L Living Area	OVER Frame Overhang	39	3,572
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	AIR Air conditioning	193	587

Total additions 78,697

Outbuilding Information

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

