

Property at 00018 OAKRIDGE DRIVE

Prop ID 3350018

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Administrative Information

Owner name: KNOFF LEIGH ELDRIDGE TRUSTEE
Second name:
Address: 18 OAKRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 3350018 Neigh.: Zone: Vol: 783 Page: 1033

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Dec-2002
Resident Land	.92	94,500				Sale price: 310,000
Resident Dwelling	1.00	204,240				Sale valid: Y
					Values	
Resident Excess	.07	370				Mkt value : Cost value: 427,300
Summary			Utilities		Sales ratios	
Total assessments		299,110	Water	None		Cost/sale : 1.3784
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		299,110	Gas	None		Assmt/sale: .9649

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						
RES	12	.070	7,500	525			525	368
Residual		3,049						
				.990 acres	Total land value		135,525	94,868

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	02	Unfinished	Half Baths	1
Grade	40	B	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	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	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,088	281,480
Basement	Full			
Heating	Yes	A/C Yes		8,090
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas
Attic	Unfinished		Attic size: 1,088	14,760
Additions				22,903
Other Features		WB Stks	RR	20,527
Sub-Total				356,260
Grade	B	Factor 1.2600		448,888
CDU		C&D Factor 1.00		448,888
Depreciation		35 %		291,777
Computed cost value @ 70%				204,244

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
Total additions			22,903

