

Property at 00042 OAKRIDGE DRIVE

Prop ID 3350042

Printed 07-Feb-2024 10:02 AM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: JOHNSON KURT NORMAN & SUSAN E
Second name:
Address: 42 OAKRIDGE DRIVE
City/state: AVON CT

-Location Information-

Map: 013 Clerk map:
Lot: 3350042 Neigh.: Zone: R30 Vol: 747 Page: 793

Assessments

Assmt category	Qty	Amount
Resident Land	.91	94,500
Resident Dwelling	1.00	313,160
Resident Outbldg	1.00	980

-Exemptions-

Exempt	Cat	Amount
--------	-----	--------

-Last sale-

Sale date:	04-Oct-2010
Sale price:	560,000
Sale valid:	

—Values:

Mkt value :	
Cost value:	583,771

Summary

Total assessments	408,640
Total exemptions	
Net assessment	408,640

- Utilities

Water	Well
Sewer	Septic
Gas	None

- Sales ratios:

Cost/sale :	1.0424
Mkt/sale :	
Assmt/sale:	.7297

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.910	135,000	135,000		135,000	94,500
Primary Site		39,640					

.910 acres	Total land value	135,000	94,500
------------	------------------	---------	--------

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	02	Cape				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 1.5			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf	448
Fuel	01	Oil	Half Baths	2	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	3	Rec Room Size	
Grade	40	B	Whirlpools	1	Living area	3,902
Garage	23	Attached 3 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	04	Full with walk-o	W/B stacks	2		
Bsmt Fin Qual	01	Unfinished	W/B openings	2		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1989			

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full with walk				2,561	496,270
Heating	Yes	A/C	Yes			14,120
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas	21,000
Attic	None	Attic size:				
Additions						93,083
Other Features	Mason Trim	WB Stks				21,089

Sub-Total		645,562
Grade B	Factor 1.2600	813,408
CDU	C&D Factor 1.00	813,408
Depreciation	45 %	447,374
	Computed cost value @ 70%	313,162

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	408	38,908
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
G Garages	FRL Attached frame GT 65	738	33,064
L Living Area	OVER Frame Overhang	60	5,495
P Porches, Patios, Decks	DECK Wood deck	440	11,656

Total additions	93,083
-----------------	--------

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1992	C	2,880	50	1,400
Utility Shed									
Value at 70%		980					Value at 100%		1,400

