

Property at 00043 OAKRIDGE DRIVE

Prop ID 3350043

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Administrative Information

Owner name: GAMBREL THOMAS &
 Second name: LEITE ASHLEIGH
 Address: 43 OAKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3350043 Neigh.: Zone: Vol: 817 Page: 931

Assessments

Assmt category	Qty	Amount
Resident Land	.75	94,500
Resident Dwelling	1.00	466,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Aug-2026
 Sale price: 1,352,000
 Sale valid:

Values

Mkt value :
 Cost value: 800,929

Summary

Total assessments	560,650
Total exemptions	
Net assessment	560,650

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .5924
 Mkt/sale :
 Assmt/sale: .4147

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.750	135,000	135,000			135,000	94,500
Primary Site		32,670						

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

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,118	287,340
Basement	Full with walk		
Heating	Yes A/C Yes		8,250
Plumbing	4 F/B 1 H/B 3 Add'l fix. Wh/p		20,000
Attic	None Attic size:		
Additions			119,366
Other Features	M Stks RR		24,302

Sub-Total		459,258
Grade A-	Factor 1.4500	665,924
CDU	C&D Factor 1.00	665,924
Depreciation	%	665,924
	Computed cost value @ 70%	466,147

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	926	41,487
G Garages	FSF Full-story fin o/gar	560	37,511
L Living Area	AIR Air conditioning	560	1,702
P Porches, Patios, Decks	DECK Wood deck	256	6,781
L Living Area	BSMT Basement addition	170	3,133
L Living Area	FRFF Frame first floor	170	19,462
L Living Area	AIR Air conditioning	170	517
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773

Total additions 119,366

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Living area	2,966
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2022				

