

Property at 00054 OAKRIDGE DRIVE

Prop ID 3350054

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Administrative Information

Owner name: PFINGSGRAFF MARTIN & SARAH
 Second name:
 Address: 54 OAKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3350054 Neigh.: Zone: Vol: 775 Page: 920

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	577,710

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jun-2022
 Sale price: 250,000
 Sale valid: 7

Values

Resident Excess		420	Mkt value :	Cost value:	960,900

Summary

Total assessments	672,630
Total exemptions	
Net assessment	672,630

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :	3.8436
Mkt/sale :	
Assmt/sale:	2.6905

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

135,600

94,920

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	7
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Full Baths	4
Grade	47	A-	Half Baths	1
Garage	23	Attached 3 car	Addn'l fixtures	5
Area Over Gar.	01	Fully Finished	Whirlpools	
Basement	04	Full with walk-o	Saunas	
Bsmt Fin Qual	03	Rec Room W/ Air	# Living Units	1
Air Condition	01	Central Air	M/F stacks	1
Interior Cond	05	Good	W/B stacks	
Exterior Cond	05	Good	W/B openings	
Actual Year Built: 2022				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	375,220
Basement	Full with walk		1,568	
Heating	Yes	A/C Yes		10,730
Plumbing	4 F/B	1 H/B	5 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				131,651
Other Features		M Stks RR		30,567

Sub-Total	569,168
Grade A-	Factor 1.4500
CDU	C&D Factor 1.00
Depreciation	%
	Computed cost value @ 70%
	577,706

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	927	41,531
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	FOFF Frame open first flo	263	16,024
P Porches, Patios, Decks	DECK Wood deck	390	10,331

Total additions 131,651

