

Property at 00004 OX BOW DRIVE

Prop ID 3460004

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Administrative Information

Owner name: PONNUDURAI MELISSA MARIE &
 Second name: SIVACHELVAN
 Address: 4 OX BOW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3460004 Neigh.: Zone: R40 Vol: 758 Page: 703

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Oct-2018
Resident Land	.92	105,000			Sale price: 390,000
Resident Dwelling	1.00	248,370			Sale valid:
Resident Outbldg	1.00	1,680			Values
					Mkt value :
Resident Excess	.08	420			Cost value: 507,814
Summary		Utilities		Sales ratios	
Total assessments	355,470	Water	Connecticut	Cost/sale :	1.3021
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	355,470	Gas	None	Assmt/sale:	.9115

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site	40,075						
RES	12	.080	7,500	600		600	420
Residual	3,485						
1.000 acres		Total land value		150,600		105,420	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,368	226,520
Basement	Full with walk				
Heating	Yes	A/C Yes			6,490
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					203,221
Other Features	WB Stks	RR			59,200
Sub-Total					505,431
Grade	C+	Factor 1.0800			545,865
CDU		C&D Factor 1.00			545,865
Depreciation		35 %			354,812
		Computed cost value @ 70%			248,368

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	25	1,523
L Living Area	FRFF Frame first floor	1,053	120,548
L Living Area	BSMT Basement addition	1,053	19,405
L Living Area	AIR Air conditioning	1,053	3,201
P Porches, Patios, Decks	DECK Wood deck	392	10,384
G Garages	FRL Attached frame GT 65	960	43,010
P Porches, Patios, Decks	FEFF Frame enclosed first	54	5,150
Total additions			203,221

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2003	C	4,800	50	2,400
Utility Shed									
Value at 70%	1,680		Value at 100%		2,400				

