

Property at 00025 OX BOW DRIVE

Prop ID 3460025

Printed 23-Aug-2024 8:13 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BORDEN STUART
 Second name:
 Address: 25 OX BOW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3460025 Neigh.: Zone: R40 Vol: 795 Page: 1217

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	133,340
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Sep-2019
 Sale price: 278,000
 Sale valid:

Values

Mkt value :
 Cost value: 345,286

Summary

Total assessments	241,700
Total exemptions	
Net assessment	241,700

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2420
 Mkt/sale :
 Assmt/sale: .8694

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	.320	7,500	2,400			2,400	1,680
Residual		13,939						

1.240 acres

Total land value

152,400

106,680

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,326	220,990
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					22,276
Other Features	Mason Trim WB Stks	RR			23,080

Sub-Total				271,346
Grade	C+	Factor 1.0800		293,054
CDU		C&D Factor 1.00		293,054
Depreciation		35 %		190,485
		Computed cost value @ 70%		133,340

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	146	3,868
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	OVER Frame Overhang	26	2,381

Total additions 22,276

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2020	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

