

Property at 00031 OX BOW DRIVE

Prop ID 3460031

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Administrative Information

Owner name: CORDEIRO ARLINDO S AND
Second name: FERNANDA R
Address: 31 OX BOW DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 3460031 Neigh.: Zone: R40 Vol: 340 Page: 329

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Nov-1997
Resident Land	.92	105,000				Sale price: 175,000
Resident Dwelling	1.00	147,320				Sale valid: Y
					Values	
Resident Excess	.26	1,370				Mkt value : Cost value: 362,414
Summary			Utilities		Sales ratios	
Total assessments		253,690	Water	Connecticut	Cost/sale :	2.0709
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		253,690	Gas	None	Assmt/sale:	1.4497

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	.260	7,500	1,950		1,950	1,365
Residual		11,326					
		1.180 acres	Total land value			151,950	106,365

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum 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	1
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,512	245,470
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					5,934
Other Features		WB Stks	Bsmt Gar		39,391
Sub-Total					299,795
Grade	C+	Factor 1.0800			323,779
CDU		C&D Factor 1.00			323,779
Depreciation		35 %			210,456
Computed cost value @ 70%					147,319

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	224	5,934
Total additions			5,934

