

Property at 00041 OX BOW DRIVE

Prop ID 3460041

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Administrative Information

Owner name: GRAHAM DOROTHY S AND
Second name: DEAN C TRUSTEES
Address: 41 OX BOW DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 3460041 Neigh.: Zone: R40 Vol: 681 Page: 120

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Aug-1964
Resident Land	.92	105,000	AAA	Veteran	1,000	Sale price:
Resident Dwelling	1.00	155,920	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	Values
Resident Excess	.74	3,890				Mkt value :
						Cost value: 378,300

Summary

Total assessments	264,810	Water	Connecticut	Cost/sale :
Total exemptions	11,500	Sewer	Septic	Mkt/sale :
Net assessment	253,310	Gas	None	Assmt/sale:

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	.740	7,500	5,550		5,550	3,885
Residual	32,234						
1.660 acres		Total land value		155,550		108,885	

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
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	01	Plaster	Garage cars 1
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Full Baths 1
Attic	99	None	Half Baths 1
Grade	33	C+	Addtn'l fixtures
Garage	21	Attached 1 car	Whirlpools
Area Over Gar.	99	None	Saunas
Basement	01	Full	M/F stacks
Bsmt Fin Qual	01	Unfinished	W/B stacks 1
Air Condition	01	Central Air	W/B openings 1
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1959

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	232,440
Basement	Full		1,413	
Heating	Yes	A/C Yes		6,660
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				67,944
Other Features		WB Stks		6,750
Sub-Total				317,294
Grade	C+	Factor 1.0800		342,678
CDU		C&D Factor 1.00		342,678
Depreciation		35 %		222,741
		Computed cost value @ 70%		155,919

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	321	8,503
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	FRFF Frame first floor	144	16,485
G Garages	FRL Attached frame GT 65	288	12,903
L Living Area	AIR Air conditioning	252	766
L Living Area	AIR Air conditioning	144	438
Total additions			67,944

