

Property at 00050 OX BOW DRIVE

Prop ID 3460050

Printed 03-Jul-2025 3:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TARDETTE NICHOLAS ALFRED &
 Second name: TARDETTE ELIZABETH M
 Address: 50 OX BOW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3460050 Neigh.: Zone: R40 Vol: 804 Page: 481

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	186,570
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jun-2025
 Sale price: 473,000
 Sale valid:

Values

Mkt value :
 Cost value: 418,329

Summary

Total assessments	292,830
Total exemptions	
Net assessment	292,830

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8844
 Mkt/sale :
 Assmt/sale: .6191

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						

.920 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		
			Actual Year Built: 1964	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk			884	241,640	
Heating	Yes	A/C	Yes		6,960	
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			3,500	
Additions					40,029	
Other Features	Mason Trim	WB	Stks	Bsmt Gar	16,357	
Sub-Total					308,486	
Grade	C+	Factor	1.0800		333,165	
CDU		C&D Factor	1.00		333,165	
Depreciation	20 %				266,532	
	Computed cost value @ 70%				186,572	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	360	3,068
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	64	195
L Living Area	AIR Air conditioning	224	681

Total additions 40,029

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	1996	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260		Value at 100%		1,800			

