

Property at 00055 OX BOW DRIVE

Prop ID 3460055

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Administrative Information

Owner name: MACKINNON STEVEN B AND
 Second name: MARY E
 Address: 55 OX BOW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3460055 Neigh.: Zone: R40 Vol: 326 Page: 286

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Nov-1996
Resident Land	.92	105,000			Sale price: 175,000
Resident Dwelling	1.00	134,060			Sale valid: Y
Resident Outbldg	1.00	2,520			
Resident Excess	.48	2,520			

Summary

Total assessments	244,100	Water	Connecticut	Cost/sale :	1.9927
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	244,100	Gas	None	Assmt/sale:	1.3949

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	.480	7,500	3,600		3,600	2,520
Residual		20,909					

1.400 acres

Total land value

153,600

107,520

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	768	218,990
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					35,790
Other Features		WB Stks	RR		14,535
Sub-Total					272,815
Grade	C+	Factor 1.0800			294,640
CDU		C&D Factor 1.00			294,640
Depreciation		35 %			191,516
		Computed cost value @ 70%			134,061

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	DECK Wood deck	216	5,722

Total additions 35,790

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 1
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures
Air Condition	99	None	Rec Room Size 240
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 1,568
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1964

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2016	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

