

Property at 00056 OX BOW DRIVE

Prop ID 3460056

Printed 07-Feb-2024 11:00 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GIARRATANA PASQUALINO M  
 Second name:  
 Address: 56 OX BOW DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
 Lot: 3460056 Neigh.: Zone: R40 Vol: 338 Page: 690

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 159,500 |
| Resident Outbldg  | 2.00 | 22,120  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 01-Oct-1997  
 Sale price: 165,000  
 Sale valid: Y

## Values

Mkt value :  
 Cost value: 409,457

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 286,620 |
| Total exemptions  |         |
| Net assessment    | 286,620 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 2.4816  
 Mkt/sale :  
 Assmt/sale: 1.7371

## 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 | 01   | Clapboards       |             |  |
| 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         | 22   | Attached 2 car   |             |  |
| Area Over Gar. | 99   | None             |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 01   | Unfinished       |             |  |
| Air Condition  | 99   | None             |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

Actual Year Built: 1961

## Building Valuation Summary

|                           |       |                 |             |       |         |
|---------------------------|-------|-----------------|-------------|-------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area        | 1,008 | 265,860 |
| 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                 |       |                 |             |       | 48,470  |
| Other Features            |       | WB Stks         |             |       | 6,750   |
| Sub-Total                 |       |                 |             |       | 324,580 |
| Grade                     | C+    | Factor 1.0800   |             |       | 350,546 |
| CDU                       |       | C&D Factor 1.00 |             |       | 350,546 |
| Depreciation              |       | 35 %            |             |       | 227,855 |
| Computed cost value @ 70% |       |                 |             |       | 159,499 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 42   | 3,847  |
| P Porches, Patios, Decks | DECK Wood deck            | 250  | 6,623  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 154  | 14,686 |
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |

Total additions 48,470

## Outbuilding Information

| Description        | Wid | Len | Area | Rate  | Year   | Cnd           | RCN    | Depr | Value  |
|--------------------|-----|-----|------|-------|--------|---------------|--------|------|--------|
| RS1 Frame          | 10  | 10  | 100  | 30.00 |        | C             | 3,000  | 50   | 1,500  |
| Utility Shed       |     |     |      |       |        |               |        |      |        |
| RP5 Pool w/ Gunite | 16  | 34  | 544  | 110.5 |        | C             | 60,139 | 50   | 30,100 |
| Value at 70%       |     |     |      |       | 22,120 | Value at 100% |        |      | 31,600 |

