

Property at 00010 ARBOR ROAD

Prop ID 5820010

Printed 08-Feb-2024 9:10 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OAKES REBECCA L AND
 Second name: CRONKITE GREGORY T
 Address: 10 ARBOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 5820010 Neigh.: LV Zone: R15 Vol: 701 Page: 1079

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	161,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Sep-2016
 Sale price: 309,900
 Sale valid:

Values

Mkt value :
 Cost value: 331,614

Summary

Total assessments	232,130	
Total exemptions		
Net assessment	232,130	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.0701
 Mkt/sale :
 Assmt/sale: .7490

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.070	7,500	525			525	368
Residual		3,049						

.410 acres Total land value 100,525 70,368

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,220	207,050
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None		Attic size:		
Additions					131,216
Other Features		WB Stks			6,750

Sub-Total		355,516
Grade C	Factor 1.0000	355,516
CDU	C&D Factor 1.00	355,516
Depreciation	35 %	231,085
	Computed cost value @ 70%	161,760

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	996	44,623
L Living Area	FRUF Frame upper full	747	62,546
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	FRFF Frame first floor	48	5,495
P Porches, Patios, Decks	FOFF Frame open first flo	68	4,143
L Living Area	FRUF Frame upper full	48	4,019
P Porches, Patios, Decks	UTIL Utility building	48	1,371
P Porches, Patios, Decks	DECK Wood deck	216	5,722

Total additions 131,216

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	30	C	Whirlpools Living area 2,381
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1982

