

Property at 00003 WHITE OAK LANE

Prop ID 6180003

Printed 08-Feb-2024 10:14 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ANDERSON KIRSTEN S AND  
 Second name: KYLE D  
 Address: 3 WHITE OAK LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 029 Clerk map:  
 Lot: 6180003 Neigh.: Zone: R40 Vol: 728 Page: 1059

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 423,330 |
| Resident Outbldg  | 1.00 | 1,470   |

## Exemptions

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

## Last sale

Sale date: 31-May-2019  
 Sale price: 635,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 806,857

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 564,800 |
| Total exemptions  |         |
| Net assessment    | 564,800 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.2706  
 Mkt/sale :  
 Assmt/sale: .8894

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 200,000 | 200,000 |      |      | 200,000 | 140,000   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |

.920 acres Total land value 200,000 140,000

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |  |
|----------------|------|------------------|-------------------------|--|
| Style          | 19   | Modern Colonial  |                         |  |
| Exterior Walls | 01   | Clapboards       |                         |  |
| Roof Material  | 01   | Asphalt Shingles |                         |  |
| Roof Type      | 02   | Hip              |                         |  |
| Foundation     | 01   | Poured Concrete  |                         |  |
| Interior Walls | 02   | Drywall          |                         |  |
| Floors         | 07   | Hardwood/Carpet  |                         |  |
| Heating System | 02   | Forced Hot Air   |                         |  |
| Fuel           | 02   | Natural Gas      |                         |  |
| Attic          | 99   | None             |                         |  |
| Grade          | 50   | A                |                         |  |
| Garage         | 23   | Attached 3 car   |                         |  |
| Area Over Gar. | 99   | None             |                         |  |
| Basement       | 01   | Full             |                         |  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  |                         |  |
| Air Condition  | 01   | Central Air      |                         |  |
| Interior Cond  | 05   | Good             |                         |  |
| Exterior Cond  | 05   | Good             |                         |  |
|                |      |                  | Actual Year Built: 2004 |  |

## Building Valuation Summary

|                           |       |                    |        |        |         |
|---------------------------|-------|--------------------|--------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt     | Area   | 1,647  | 390,650 |
| Basement                  | Full  |                    |        |        |         |
| Heating                   | Yes   | A/C Yes            |        |        | 11,170  |
| Plumbing                  | 3 F/B | 1 H/B 3 Add'l fix. | 1 Wh/p | Saunas | 17,500  |
| Attic                     | None  | Attic size:        |        |        |         |
| Additions                 |       |                    |        |        | 82,121  |
| Other Features            |       | WB Stks            | RR     |        | 18,779  |
| Sub-Total                 |       |                    |        |        | 520,220 |
| Grade                     | A     | Factor 1.5500      |        |        | 806,341 |
| CDU                       |       | C&D Factor 1.00    |        |        | 806,341 |
| Depreciation              |       | 25 %               |        |        | 604,756 |
| Computed cost value @ 70% |       |                    |        |        | 423,329 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 759  | 34,005 |
| L Living Area            | BSMT Basement addition    | 224  | 4,128  |
| L Living Area            | FRFF Frame first floor    | 224  | 25,644 |
| L Living Area            | AIR Air conditioning      | 224  | 681    |
| L Living Area            | FRUF Frame upper full     | 112  | 9,378  |
| L Living Area            | AIR Air conditioning      | 112  | 340    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 33   | 2,011  |
| P Porches, Patios, Decks | DECK Wood deck            | 224  | 5,934  |

Total additions 82,121

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year  | Cnd           | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|-------|---------------|-------|------|-------|
| RS1 Frame    | 10  | 14  | 140  | 30.00 | 2013  | C             | 4,200 | 50   | 2,100 |
| Utility Shed |     |     |      |       |       |               |       |      |       |
| Value at 70% |     |     |      |       | 1,470 | Value at 100% |       |      |       |
|              |     |     |      |       |       | 2,100         |       |      |       |

