

Property at 00065 NORTH FARMS ROAD

Prop ID 3300065

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Administrative Information

Owner name: VADLAMUDI VENU AND
 Second name: RAYMOND RACHEL ARIEL
 Address: 65 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300065 Neigh.: Zone: R40 Vol: 781 Page: 980

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	552,360
Resident Outbldg	1.00	2,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jan-2023
 Sale price: 950,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 967,443

Summary

Total assessments	677,210
Total exemptions	
Net assessment	677,210

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0184
 Mkt/sale :
 Assmt/sale: .7129

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site	40,075							
RES	12	.020	7,500	150			150	105
Residual	871							
.940 acres				Total land value			175,150	122,605

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	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	07	Propane Gas	
Attic	99	None	
Grade	47	A-	
Garage	23	Attached 3 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	06	Very Good	
Exterior Cond	06	Very Good	

Actual Year Built: 1987

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,317	326,200
Heating	Yes	A/C Yes		9,350
Plumbing	4 F/B	2 H/B 4 Add'l fix.	1 Wh/p	26,500
Attic	None	Attic size:		
Additions				285,162
Other Features	WB Stks	RR		33,034
Sub-Total				680,246
Grade	A-	Factor 1.4500		986,357
CDU		C&D Factor 1.00		986,357
Depreciation		20 %		789,086
		Computed cost value @ 70%		552,360

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	FRUF Frame upper full	600	50,238
L Living Area	AIR Air conditioning	1,200	3,648
G Garages	FRL Attached frame GT 65	504	22,580
L Living Area	FRUF Frame upper full	312	26,124
L Living Area	AIR Air conditioning	312	948
P Porches, Patios, Decks	FOFF Frame open first flo	63	3,838
P Porches, Patios, Decks	FOUF Frame open upper flo	63	2,402
P Porches, Patios, Decks	DECK Wood deck	418	11,073
L Living Area	FRFF Frame first floor	138	15,798
L Living Area	AIR Air conditioning	138	420

Total additions 285,162

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00	2023	C	6,480	50	3,200
Utility Shed									
Value at 70%			2,240				Value at 100%		3,200

