

Property at 00090 OLD FARMS ROAD

Prop ID 3360090

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Administrative Information

Owner name: TRAUB MELISSA S  
 Second name:  
 Address: 90 OLD FARMS ROAD  
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:  
 Lot: 3360090 Neigh.: Zone: R15 Vol: 771 Page: 177

Building Valuation Summary

|                           |       |                 |             |        |         |
|---------------------------|-------|-----------------|-------------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area        | 1,200  | 303,350 |
| Basement                  | Full  |                 |             |        |         |
| Heating                   | Yes   | A/C Yes         |             |        | 8,700   |
| Plumbing                  | 2 F/B | H/B Add'l fix.  | Wh/p        | Saunas | 5,000   |
| Attic                     | None  |                 | Attic size: |        |         |
| Additions                 |       |                 |             |        | 50,517  |
| Other Features            |       | WB Stks         |             |        | 6,750   |
| Sub-Total                 |       |                 |             |        | 374,317 |
| Grade                     | B     | Factor 1.2600   |             |        | 471,639 |
| CDU                       |       | C&D Factor 1.00 |             |        | 471,639 |
| Depreciation              |       | 35 %            |             |        | 306,565 |
| Computed cost value @ 70% |       |                 |             |        | 214,596 |

| Assessments       |      | Exemptions |                   | Last sale    |                        |
|-------------------|------|------------|-------------------|--------------|------------------------|
| Assmt category    | Qty  | Amount     | Exempt Cat        | Amount       | Sale date: 11-Jan-2022 |
| Resident Land     | .34  | 70,000     |                   |              | Sale price: 320,000    |
| Resident Dwelling | 1.00 | 214,600    |                   |              | Sale valid:            |
| Resident Outbldg  | 3.00 | 27,650     |                   |              | Values                 |
| Resident Excess   | .93  | 4,880      |                   |              | Mkt value :            |
|                   |      |            |                   |              | Cost value: 453,043    |
| Summary           |      | Utilities  |                   | Sales ratios |                        |
| Total assessments |      | 317,130    | Water Connecticut | Cost/sale :  | 1.4158                 |
| Total exemptions  |      |            | Sewer Septic      | Mkt/sale :   |                        |
| Net assessment    |      | 317,130    | Gas None          | Assmt/sale:  | .9910                  |

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  | .930       | 7,500   | 6,975            |           | 6,975   | 4,883     |
| Residual     |     | 40,511     |         |                  |           |         |           |
| 1.270 acres  |     |            |         | Total land value |           | 106,975 | 74,883    |

Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 96   | 9,155  |
| L Living Area            | FRFF Frame first floor    | 336  | 38,466 |
| P Porches, Patios, Decks | CPAT Concrete patio       | 220  | 1,875  |
| L Living Area            | AIR Air conditioning      | 336  | 1,021  |
| Total additions          |                           |      | 50,517 |

Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |    |
|----------------|------|------------------|-------------------------|----|
| Style          | 17   | Old style        |                         |    |
| Exterior Walls | 03   | Aluminum Siding  |                         |    |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |    |
| Roof Type      | 01   | Gable            |                         |    |
| Foundation     | 03   | Field Stone      | Total Rooms             | 10 |
| Interior Walls | 01   | Plaster          | Garage cars             | 3  |
| Floors         | 01   | Hardwood         | Bedrooms                | 4  |
| Heating System | 07   | Hydro Air        | Family Rooms            |    |
| Fuel           | 01   | Oil              | Full Baths              | 2  |
| Attic          | 99   | None             | Half Baths              |    |
| Grade          | 40   | B                | Addtn'l fixtures        |    |
| Garage         | 32   | Detached 2 car   | Whirlpools              |    |
| Area Over Gar. | 04   | Loft             | Saunas                  |    |
| Basement       | 01   | Full             | M/F stacks              |    |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B stacks              | 1  |
| Air Condition  | 01   | Central Air      | W/B openings            | 1  |
| Interior Cond  | 04   | Average          | Actual Year Built: 1760 |    |
| Exterior Cond  | 04   | Average          |                         |    |

Outbuilding Information

| Description         | Wid | Len | Area   | Rate          | Year | Cnd | RCN    | Depr | Value  |
|---------------------|-----|-----|--------|---------------|------|-----|--------|------|--------|
| RG1 Frame or Con    | 30  | 30  | 900    | 55.95         |      | B   | 63,447 | 50   | 31,700 |
| Block Detach Garage |     |     |        |               |      |     |        |      |        |
| RS1 Frame           | 12  | 30  | 360    | 30.00         |      | C   | 10,800 | 50   | 5,400  |
| Utility Shed        |     |     |        |               |      |     |        |      |        |
| RS1 Frame           | 10  | 16  | 160    | 30.00         |      | C   | 4,800  | 50   | 2,400  |
| Utility Shed        |     |     |        |               |      |     |        |      |        |
| Value at 70%        |     |     | 27,650 | Value at 100% |      |     | 39,500 |      |        |

