

Property at 00043 FAR HILLS DRIVE

Prop ID 5040043

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Administrative Information

Owner name: SCATOLA ANDREW AND
Second name: WANDER PRANEET
Address: 43 FAR HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 5040043 Neigh.: Zone: RU2A Vol: 787 Page: 414

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	210,000
Resident Dwelling	1.00	894,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Aug-2023
Sale price: 1,500,000
Sale valid:

Values

Resident Excess	.14	730

Summary

Total assessments	1,105,620
Total exemptions	
Net assessment	1,105,620

Utilities

	Water	Well
	Sewer	Public sewer
	Gas	None

Sales ratios

Cost/sale : 1.0530
Mkt/sale :
Assmt/sale: .7371

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	300,000	300,000		300,000	210,000
Primary Site		87,120					
RES	12	.139	7,500	1,043		1,043	730
Residual		6,055					

2.139 acres

Total land value

301,043

210,730

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	19	Modern Colonial				
Exterior Walls	02	Wood Shingles				
Roof Material	01	Asphalt Shingles				
Roof Type	01	Gable				
Foundation	01	Poured Concrete				
Interior Walls	02	Drywall				
Floors	07	Hardwood/Carpet				
Heating System	07	Hydro Air				
Fuel	01	Oil				
Attic	99	None				
Grade	60	AA				
Garage	24	Attached 4 car				
Area Over Gar.	01	Fully Finished				
Basement	04	Full with walk-o				
Bsmt Fin Qual	03	Rec Room W/ Air				
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good				

Actual Year Built: 2001

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			2,787	613,280
Basement	Full with walk					
Heating	Yes	A/C Yes				17,440
Plumbing	5 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas	32,500
Attic	None			Attic size:		
Additions						269,863
Other Features	Mason Trim	WB Stks	RR			54,111

Sub-Total						987,194
Grade	AA		Factor 1.8500			1,826,309
CDU			C&D Factor 1.00			1,826,309
Depreciation			30 %			1,278,416
			Computed cost value @ 70%			894,891

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame GT 65		1,148	51,433
G Garages	FSF Full-story fin o/gar		720	48,228
L Living Area	AIR Air conditioning		720	2,189
L Living Area	BSMT Basement addition		576	10,615
L Living Area	FRFF Frame first floor		576	65,941
L Living Area	AIR Air conditioning		576	1,751
P Porches, Patios, Decks	DECK Wood deck		322	8,530
L Living Area	BSMT Basement addition		128	2,359
L Living Area	FRFF Frame first floor		128	14,654
L Living Area	AIR Air conditioning		128	389
L Living Area	BSMT Basement addition		355	6,542
L Living Area	FRFF Frame first floor		355	40,641
L Living Area	AIR Air conditioning		355	1,079
P Porches, Patios, Decks	FOFF Frame open first flo		110	6,702
L Living Area	FRFF Frame first floor		24	2,748
L Living Area	FRFF Frame first floor		24	2,748
L Living Area	AIR Air conditioning		48	146
P Porches, Patios, Decks	FOFF Frame open first flo		52	3,168

Total additions 269,863

