

Property at 00005 BUCKBOARD LANE

Prop ID 1550005

Printed 05-Feb-2024 1:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FARRELL GREGORY W
Second name:
Address: 5 BUCKBOARD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 1550005 Neigh.: Zone: R40 Vol: 733 Page: 850

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Oct-2019
Resident Land	.90	115,500				Sale price: 298,950
Resident Dwelling	1.00	190,980				Sale valid:
					Values	
Resident Excess	.03	160				Mkt value :
						Cost value: 438,057
Summary			Utilities		Sales ratios	
Total assessments		306,640	Water	Connecticut	Cost/sale :	1.4653
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		306,640	Gas	None	Assmt/sale:	1.0257

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.900	165,000	165,000			165,000	115,500
Primary Site		39,204						
RES	12	.030	7,500	225			225	158
Residual		1,307						
				.930 acres	Total land value		165,225	115,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	50
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	2,202
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	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: 1976	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area 1,176	260,420
Basement	Full with walk					
Heating	Yes	A/C	No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						57,446
Other Features	WB Stks					6,750
Sub-Total						333,116
Grade	B	Factor	1.2600			419,726
CDU		C&D Factor	1.00			419,726
Depreciation				35 %	272,822	
				Computed cost value @ 70%		190,975

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
G Garages	FR Attached frame LE 65	550	24,172
Total additions			57,446

