

Property at 00020 FERNWOOD ROAD

Prop ID 2250020

Printed 06-Feb-2024 11:29 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVON MERRIFIELD
Second name: REAL ESTATE LLC
Address: 314 MAIN STREET
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 005 Clerk map:
Lot: 2250020 Neigh.: LV Zone: R15 Vol: 671 Page: 859

Assessments

Assmt category	Qty	Amount
Resident Land	.28	70,000
Resident Dwelling	1.00	50,560
Resident Outbldg	1.00	7,420

Exemptions

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

Last sale

Sale date: 04-Apr-2000
Sale price: 58,000
Sale valid:

Values

Mkt value :
Cost value: 182,829

Summary

Total assessments	127,980
Total exemptions	
Net assessment	127,980

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.1522
Mkt/sale :
Assmt/sale: 2.2066

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.280	100,000	100,000			100,000	70,000
Primary Site		12,197						

.280 acres Total land value 100,000 70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	20	D	Whirlpools	812
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	
Bsmt Fin Qual	99	None	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1950	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	476	109,140
Basement	None			-5,140
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				38,465
Other Features				

Sub-Total		142,465
Grade	D	Factor .7800
CDU	C&D Factor 1.00	111,123
Depreciation	35 %	72,230
	Computed cost value @ 70%	50,561

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	FRFF Frame first floor	144	16,485

Total additions 38,465

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		D	21,122	50	10,600
Block Detach Garage									

Value at 70% 7,420

Value at 100% 10,600

