

Property at 00010 HOMESTEAD LANE

Prop ID 2790010

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Administrative Information

Owner name: FARRELL PAUL E
Second name:
Address: 10 HOMESTEAD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2790010 Neigh.: Zone: R30 Vol: 778 Page: 188

Assessments

Assmt category	Qty	Amount
Resident Land	.73	105,000
Resident Dwelling	1.00	226,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jun-1998
Sale price: 283,000
Sale valid:

Values

Mkt value :
Cost value: 473,957

Summary

Total assessments	331,770
Total exemptions	
Net assessment	331,770

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6748
Mkt/sale :
Assmt/sale: 1.1723

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.730	150,000	150,000			150,000	105,000
Primary Site		31,799						

.730 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	03	Aluminum Siding				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars	2
Interior Walls	02	Drywall	Bedrooms		Unfinished area	
Floors	05	W/W over sub-flo	Family Rooms	5	Dormer linear f	
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	550
Grade	40	B	Whirlpools		Living area	2,520
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	05	Half Story Finis	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1978			

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,107	285,190
Basement	Full					
Heating	Yes	A/C Yes				8,190
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						73,144
Other Features		WB Stks	RR			20,534

Sub-Total						395,558
Grade	B	Factor 1.2600				498,403
CDU		C&D Factor 1.00				498,403
Depreciation		35 %				323,962
		Computed cost value @ 70%				226,773

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	571	24,992
L Living Area	FRFF	Frame first floor	108	12,364
L Living Area	FRFF	Frame first floor	198	22,667
P Porches, Patios, Decks	DECK	Wood deck	336	8,901
L Living Area	FRFF	Frame first floor	28	3,205
L Living Area	AIR	Air conditioning	334	1,015

Total additions 73,144

