

Property at 00006 NORTH FARMS ROAD

Prop ID 3300006

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Administrative Information

Owner name: HASLER STEVEN L & AMBER
Second name:
Address: 6 NORTH FARMS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3300006 Neigh.: Zone: R40 Vol: 718 Page: 422

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Apr-2018
Resident Land	.92	122,500				Sale price: 369,000
Resident Dwelling	1.00	224,180				Sale valid:
					Values	
Resident Excess	.07	370				Mkt value : Cost value: 495,786
Summary			Utilities		Sales ratios	
Total assessments		347,050	Water	Connecticut	Cost/sale :	1.3436
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		347,050	Gas	None	Assmt/sale:	.9405

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site	40,075							
RES	12	.070	7,500	525			525	368
Residual	3,049							
		.990 acres	Total land value				175,525	122,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	864
Bsmt Fin Qual	05	Living Area W/ A	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	1,916
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,900	296,530
Basement	Full			
Heating	Yes	A/C Yes		8,470
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	15,000
Attic	None	Attic size:	Saunas	
Additions				38,530
Other Features		M Stks		32,509
Sub-Total				391,039
Grade	B	Factor 1.2600		492,709
CDU		C&D Factor 1.00		492,709
Depreciation		35 %		320,261
Computed cost value @ 70%				224,183

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	384	10,172
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
Total additions			38,530

