

Property at 00007 NORTH FARMS ROAD

Prop ID 3300007

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Administrative Information

Owner name: POOL FRANZ L AND
 Second name: CANDACE E
 Address: 7 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300007 Neigh.: Zone: R40 Vol: 170 Page: 844

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Jun-1986
Resident Land	.92	122,500				Sale price: 225,000
Resident Dwelling	1.00	215,560				Sale valid:
Resident Outbldg	1.00	1,470				Values
Resident Excess	.07	370				Mkt value :
						Cost value: 485,571

Summary

Total assessments	339,900	Water	Connecticut	Cost/sale :	2.1581
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	339,900	Gas	None	Assmt/sale:	1.5107

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	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	3
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,073	278,550
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					79,942
Other Features		M Stks			9,000
Sub-Total					375,992
Grade	B	Factor 1.2600			473,750
CDU		C&D Factor 1.00			473,750
Depreciation		35 %			307,938
		Computed cost value @ 70%			215,557

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
P Porches, Patios, Decks	DECK Wood deck	140	3,709
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	19	1,740
P Porches, Patios, Decks	FOFF Frame open first flo	220	13,404
L Living Area	FRFF Frame first floor	51	5,839
L Living Area	BSMT Basement addition	51	940
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	FRUF Frame upper full	64	5,359
L Living Area	BSMT Basement addition	64	1,179
Total additions			79,942

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2009	C	4,200	50	2,100
Utility Shed									
Value at 70%	1,470		Value at 100%		2,100				

