

Property at 00014 NORTH FARMS ROAD

Prop ID 3300014

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Administrative Information

Owner name: FINCH JUSTIN J & AMY M
 Second name: TRUSTEES
 Address: 14 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300014 Neigh.: Zone: R40 Vol: 706 Page: 256

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Nov-2012
Resident Land	.92	122,500				Sale price: 440,000
Resident Dwelling	1.00	257,610				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.71	3,730				Mkt value :
						Cost value: 550,743
Summary			Utilities		Sales ratios	
Total assessments		385,520	Water	Connecticut	Cost/sale :	1.2517
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		385,520	Gas	None	Assmt/sale:	.8762

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	.710	7,500	5,325			5,325	3,728
Residual		30,928						
1.630 acres				Total land value			180,325	126,228

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,454	237,840
Basement	Full				
Heating	Yes	A/C Yes			6,810
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					176,343
Other Features		WB Stks	RR		18,356
Sub-Total					449,349
Grade	B	Factor 1.2600			566,180
CDU		C&D Factor 1.00			566,180
Depreciation		35 %			368,017
		Computed cost value @ 70%			257,612

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	988	113,107
L Living Area	AIR Air conditioning	988	3,004
P Porches, Patios, Decks	DECK Wood deck	650	17,219
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	606	26,357
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
Total additions			176,343

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

