

Property at 00015 NORTH FARMS ROAD

Prop ID 3300015

Printed 07-Feb-2024 9:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PUGH BRIAN F & SUSAN E
 Second name:
 Address: 15 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300015 Neigh.: Zone: R40 Vol: 673 Page: 1047

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-May-2014
Resident Land	.92	122,500				Sale price: 499,900
Resident Dwelling	1.00	328,150				Sale valid:
Resident Outbldg	1.00	1,680				Values
						Mkt value :
Resident Excess	.20	1,050				Cost value: 647,686
Summary			Utilities		Sales ratios	
Total assessments		453,380	Water	Connecticut	Cost/sale :	1.2956
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		453,380	Gas	None	Assmt/sale:	.9069

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	.200	7,500	1,500			1,500	1,050
Residual		8,712						
1.120 acres			Total land value				176,500	123,550

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	287,730
Basement	Full				
Heating	Yes	A/C Yes			8,260
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					204,697
Other Features		WB Stks	RR		23,034
Sub-Total					534,221
Grade	B+	Factor 1.3500			721,198
CDU		C&D Factor 1.00			721,198
Depreciation		35 %			468,779
		Computed cost value @ 70%			328,145

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	168	14,067
L Living Area	AIR Air conditioning	168	511
L Living Area	FRFF Frame first floor	592	67,773
L Living Area	AIR Air conditioning	592	1,800
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	FRUF Frame upper full	308	25,789
L Living Area	AIR Air conditioning	616	1,873
L Living Area	FRFF Frame first floor	28	3,205
P Porches, Patios, Decks	FOFF Frame open first flo	308	18,765
P Porches, Patios, Decks	BPAT Brick/flagstone pati	459	10,467

Total additions 204,697

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

Scale: 1" = 9.05 feet