

Property at 00022 NORTH FARMS ROAD

Prop ID 3300022

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Administrative Information

Owner name: PRIEST DAVID
Second name:
Address: 22 NORTH FARMS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3300022 Neigh.: Zone: R40 Vol: 751 Page: 465

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Dec-2020
Resident Land	.92	122,500				Sale price: 541,000
Resident Dwelling	1.00	289,070				Sale valid:
					Values	
Resident Excess	.56	2,940				Mkt value : Cost value: 592,157
Summary			Utilities		Sales ratios	
Total assessments		414,510	Water	Connecticut	Cost/sale :	1.0946
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		414,510	Gas	None	Assmt/sale:	.7662

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	.560	7,500	4,200			4,200	2,940
Residual		24,394						
		1.480 acres	Total land value				179,200	125,440

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,666	343,870
Basement	Full				
Heating	Yes	A/C Yes			9,830
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					15,327
Other Features	Mason Trim	M Stks RR	Bsmt Gar		26,831
Sub-Total					407,858
Grade	B+	Factor 1.3500			550,608
CDU		C&D Factor 1.00			550,608
Depreciation		25 %			412,956
Computed cost value @ 70%					289,069

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	156	4,132
P Porches, Patios, Decks	F0FF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	80	5,834
Total additions			15,327

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	224
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	600
Air Condition	01	Central Air	Whirlpools	Living area
Interior Cond	05	Good	Saunas	2,696
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2000				

