

Property at 00023 NORTH FARMS ROAD

Prop ID 3300023

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Administrative Information

Owner name: POLLACK JONATHAN D
 Second name:
 Address: 23 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300023 Neigh.: Zone: R40 Vol: 693 Page: 917

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Jan-2016
Resident Land	.92	122,500			Sale price: 480,000
Resident Dwelling	1.00	278,500			Sale valid: 1
Resident Outbldg	1.00	3,010			

Values

Resident Excess	.10	530	Mkt value :	577,914
			Cost value:	

Summary

Total assessments	404,540	Water	Connecticut	Cost/sale :	1.2040
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	404,540	Gas	None	Assmt/sale:	.8428

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	.100	7,500	750		750	525
Residual	4,356						

1.020 acres

Total land value

175,750

123,025

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	250
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,056
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full				
Heating	Yes	A/C Yes			8,040
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	12,000
Attic	None		Attic size:		
Additions					141,184
Other Features		WB Stks	RR		12,255
Sub-Total					453,399
Grade	B+	Factor 1.3500			612,089
CDU		C&D Factor 1.00			612,089
Depreciation		35 %			397,858
		Computed cost value @ 70%			278,501

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	80	6,698
L Living Area	AIR Air conditioning	80	243
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	BSMT Basement addition	48	885
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FEFF Frame enclosed first	72	6,866
P Porches, Patios, Decks	DECK Wood deck	444	11,762
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	AIR Air conditioning	100	304
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146

Total additions 141,184

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00	2021	C	8,640	50	4,300
Utility Shed									
Value at 70%	3,010						Value at 100%		4,300

