

Property at 00028 NORTH FARMS ROAD

Prop ID 3300028

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Administrative Information

Owner name: PERCIVAL SCOTT R AND LISA
Second name:
Address: 28 NORTH FARMS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3300028 Neigh.: Zone: R40 Vol: 488 Page: 1199

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	349,650

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jan-2004
Sale price: 202,000
Sale valid: Y

Values

Resident Excess	.13	680	
Mkt value :			
Cost value:		675,471	

Summary

Total assessments	472,830	
Total exemptions		
Net assessment	472,830	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 3.3439
Mkt/sale :
Assmt/sale: 2.3407

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	.130	7,500	975			975	683
Residual	5,663							

1.050 acres

Total land value

175,975

123,183

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,536	368,970
Basement	Full					
Heating	Yes	A/C Yes				10,550
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas	11,500
Attic	None			Attic size:		
Additions						95,560
Other Features		WB Stks				6,750

Sub-Total						493,330
Grade	B+		Factor 1.3500			665,996
CDU			C&D Factor 1.00			665,996
Depreciation			25 %			499,497
			Computed cost value @ 70%			349,648

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame GT 65		852	38,171
G Garages	FSF Full-story fin o/gar		512	34,296
P Porches, Patios, Decks	F0FF Frame open first flo		60	3,656
L Living Area	OVER Frame Overhang		12	1,099
L Living Area	FRFF Frame first floor		21	2,404
P Porches, Patios, Decks	DECK Wood deck		539	14,278
L Living Area	AIR Air conditioning		512	1,556
L Living Area	AIR Air conditioning		33	100

Total additions 95,560

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
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	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,617
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2004	

