

Property at 00029 NORTH FARMS ROAD

Prop ID 3300029

Printed 07-Feb-2024 9:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FLUSS BRIAN E & KRISTEN A
 Second name:
 Address: 29 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300029 Neigh.: Zone: R40 Vol: 718 Page: 959

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-May-2018
Resident Land	.92	122,500				Sale price: 512,000
Resident Dwelling	1.00	241,660				Sale valid:
Resident Outbldg	2.00	26,040				Values
Resident Excess	.20	1,050				Mkt value :
						Cost value: 558,929
Summary			Utilities		Sales ratios	
Total assessments		391,250	Water	Connecticut	Cost/sale :	1.0917
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		391,250	Gas	None	Assmt/sale:	.7642

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	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Rec Room Size	
Bsmt Fin Qual	01	Unfinished	Living area	2,976
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	287,730
Basement	Full				
Heating	Yes	A/C Yes			8,260
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					107,277
Other Features		WB Stks			9,250
Sub-Total					421,517
Grade	B	Factor 1.2600			531,111
CDU		C&D Factor 1.00			531,111
Depreciation		35 %			345,222
		Computed cost value @ 70%			241,655

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	64	1,695
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	BSMT Basement addition	160	2,948
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
L Living Area	AIR Air conditioning	160	486
Total additions			107,277

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2016	C	71,636	50	35,800
RS1 Frame Utility Shed	8	12	96	30.00		C	2,880	50	1,400
Value at 70%	26,040		Value at 100%		37,200				

