

Property at 00036 NORTH FARMS ROAD

Prop ID 3300036

Printed 06-Apr-2026 1:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BIONDI NICHOLAS &
 Second name: KELLY MEGAN
 Address: 36 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300036 Neigh.: Zone: R40 Vol: 813 Page: 280

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Mar-2026
Resident Land	.92	122,500				Sale price: 630,000
Resident Dwelling	1.00	235,330				Sale valid:
					Values	
Resident Excess	.04	210			Mkt value :	
					Cost value:	511,486
Summary			Utilities		Sales ratios	
Total assessments		358,040	Water	Connecticut	Cost/sale :	.8119
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		358,040	Gas	None	Assmt/sale:	.5683

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	.040	7,500	300			300	210
Residual		1,742						
							Values	
							Sales ratios	
							Cost/sale :	
							Mkt/sale :	
							Assmt/sale:	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	528	172,120	
Basement	Full				
Heating	Yes	A/C Yes		5,000	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		
Additions					213,105
Other Features		WB Stks		Bsmt Gar	11,750
Sub-Total					410,475
Grade	B	Factor 1.2600			517,199
CDU		C&D Factor 1.00			517,199
Depreciation		35 %			336,179
Computed cost value @ 70%					235,325

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	308	35,260
P Porches, Patios, Decks	DECK Wood deck	140	3,709
P Porches, Patios, Decks	DECK Wood deck	488	12,927
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	BSMT Basement addition	528	9,730
L Living Area	OVER Frame Overhang	48	4,396
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	596	68,231
L Living Area	BSMT Basement addition	596	10,983
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	48	146
L Living Area	AIR Air conditioning	528	1,605
L Living Area	AIR Air conditioning	596	1,812
Total additions			213,105

