

Property at 00040 NORTH FARMS ROAD

Prop ID 3300040

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Administrative Information

Owner name: LONGSTREET LORRAINE
 Second name:
 Address: 40 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300040 Neigh.: Zone: R40 Vol: 355 Page: 920

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	344,310
Resident Outbldg	1.00	840
Resident Excess	.06	320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Sep-1998
 Sale price: 420,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 668,529

Summary

Total assessments	467,970	
Total exemptions		
Net assessment	467,970	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.5917
 Mkt/sale :
 Assmt/sale: 1.1142

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	.060	7,500	450		450	315
Residual	2,614						

.980 acres

Total land value

175,450

122,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Masonry trim sf	336
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	5
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Whirlpools	2
Interior Cond	05	Good	Living area	3,353
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1984	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,634	338,420
Basement	Full			
Heating	Yes	A/C Yes		9,670
Plumbing	2 F/B	1 H/B	5 Add'l fix.	2 Wh/p
Attic	None		Attic size:	Saunas
Additions				184,012
Other Features	Mason Trim WB Stks			12,442

Sub-Total			560,544
Grade	B+	Factor 1.3500	756,734
CDU		C&D Factor 1.00	756,734
Depreciation		35 %	491,877
		Computed cost value @ 70%	344,314

Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		580	25,343
L Living Area	FRFF Frame first floor		104	11,906
P Porches, Patios, Decks	F0FF Frame open first flo		30	1,828
L Living Area	FRFF Frame first floor		580	66,399
L Living Area	UATT Unfinished attic		580	10,153
L Living Area	BSMT Basement addition		580	10,688
P Porches, Patios, Decks	BPAT Brick/flagstone pati		569	12,975
G Garages	FR Attached frame LE 65		420	19,100
L Living Area	FRFF Frame first floor		218	24,957
L Living Area	AIR Air conditioning		218	663

Total additions 184,012

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2015	C	2,400	50	1,200
Utility Shed			1						
Value at 70%			840				Value at 100%		1,200

