

Property at 00041 NORTH FARMS ROAD

Prop ID 3300041

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## Administrative Information

Owner name: SMITH BRIAN G AND  
 Second name: MAUREEN O  
 Address: 41 NORTH FARMS ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
 Lot: 3300041 Neigh.: Zone: R40 Vol: 263 Page: 52

| Assessments       |              | Exemptions |              | Last sale              |         |
|-------------------|--------------|------------|--------------|------------------------|---------|
| Assmt category    | Qty Amount   | Exempt Cat | Amount       | Sale date: 01-Jul-1992 |         |
| Resident Land     | .92 122,500  |            |              | Sale price:            | 360,000 |
| Resident Dwelling | 1.00 254,780 |            |              | Sale valid:            |         |
| Resident Outbldg  | 1.00 980     |            |              | Values                 |         |
|                   |              |            |              | Mkt value :            |         |
| Resident Excess   | .16 840      |            |              | Cost value:            | 541,571 |
| Summary           |              | Utilities  |              | Sales ratios           |         |
| Total assessments | 379,100      | Water      | Connecticut  | Cost/sale :            | 1.5044  |
| Total exemptions  |              | Sewer      | Public sewer | Mkt/sale :             |         |
| Net assessment    | 379,100      | Gas        | None         | Assmt/sale:            | 1.0531  |

## 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     | .160             | 7,500   | 1,200   |           | 1,200   | 840       |
| Residual     | 6,970  |                  |         |         |           |         |           |
| 1.080 acres  |        | Total land value |         | 176,200 |           | 123,340 |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 |
| Grade          | 40   | B                | Whirlpools              | 1 |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 2 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1980 |   |

## Building Valuation Summary

|                           |       | Area            |              |         |
|---------------------------|-------|-----------------|--------------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | 838          | 232,660 |
| Basement                  | Full  |                 |              |         |
| Heating                   | Yes   | A/C Yes         |              | 6,710   |
| Plumbing                  | 2 F/B | 1 H/B           | 1 Add'l fix. | Wh/p    |
| Attic                     | None  |                 | Attic size:  | Saunas  |
| Additions                 |       |                 |              | 177,985 |
| Other Features            |       | WB Stks         | RR           | 18,058  |
| Sub-Total                 |       |                 |              | 444,413 |
| Grade                     | B     | Factor 1.2600   |              | 559,960 |
| CDU                       |       | C&D Factor 1.00 |              | 559,960 |
| Depreciation              |       | 35 %            |              | 363,974 |
| Computed cost value @ 70% |       |                 |              | 254,782 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| L Living Area            | FRFF Frame first floor  | 267  | 30,566 |
| L Living Area            | FRFF Frame first floor  | 152  | 17,401 |
| L Living Area            | BSMT Basement addition  | 152  | 2,801  |
| L Living Area            | OVER Frame Overhang     | 30   | 2,748  |
| P Porches, Patios, Decks | DECK Wood deck          | 360  | 9,536  |
| L Living Area            | FRFF Frame first floor  | 390  | 44,648 |
| L Living Area            | FRUF Frame upper full   | 390  | 32,655 |
| G Garages                | FR Attached frame LE 65 | 576  | 25,187 |
| L Living Area            | OVER Frame Overhang     | 92   | 8,426  |
| L Living Area            | AIR Air conditioning    | 92   | 280    |
| L Living Area            | AIR Air conditioning    | 267  | 812    |
| L Living Area            | AIR Air conditioning    | 152  | 462    |
| L Living Area            | AIR Air conditioning    | 30   | 91     |
| L Living Area            | AIR Air conditioning    | 390  | 1,186  |
| L Living Area            | AIR Air conditioning    | 390  | 1,186  |

Total additions 177,985

## Outbuilding Information

| Description  | Wid | Len | Area          | Rate  | Year  | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|---------------|-------|-------|-----|-------|------|-------|
| RS1 Frame    | 8   | 12  | 96            | 30.00 | 2001  | C   | 2,880 | 50   | 1,400 |
| Utility Shed |     |     |               |       |       |     |       |      |       |
| Value at 70% |     | 980 | Value at 100% |       | 1,400 |     |       |      |       |

