

Property at 00046 NORTH FARMS ROAD

Prop ID 3300046

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Administrative Information

Owner name: LONG JOSEPH F AND
 Second name: CAROL A
 Address: 46 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300046 Neigh.: Zone: R40 Vol: 299 Page: 159

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Aug-1994
Resident Land	.92	122,500				Sale price: 315,000
Resident Dwelling	1.00	304,850				Sale valid: Y
					Values	
Resident Excess	1.26	6,620				Mkt value : Cost value: 619,957
Summary			Utilities		Sales ratios	
Total assessments		433,970	Water	Connecticut	Cost/sale :	1.9681
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		433,970	Gas	None	Assmt/sale:	1.3777

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	1.260	7,500	9,450			9,450	6,615
Residual		54,886						
		2.180 acres	Total land value				184,450	129,115

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	03	Partial	Masonry trim sf	256
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Living area	3,196
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1982	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,352
Basement	Full		290,400
Heating	Yes	A/C Yes	8,320
Plumbing	2 F/B	1 H/B	2 Add'l fix.
Attic	None	Wh/p	Saunas
		Attic size:	9,500
Additions			156,734
Other Features	Mason Trim	WB Stks	RR
			31,347
Sub-Total			496,301
Grade	B+	Factor 1.3500	670,006
CDU		C&D Factor 1.00	670,006
Depreciation		35 %	435,504
		Computed cost value @ 70%	304,853

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	AIR Air conditioning	416	1,265
P Porches, Patios, Decks	DECK Wood deck	384	10,172
L Living Area	OVER Frame Overhang	64	5,861
L Living Area	AIR Air conditioning	64	195
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	FRUF Frame upper full	120	10,048
L Living Area	AIR Air conditioning	240	730
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	OVER Frame Overhang	64	5,861
L Living Area	AIR Air conditioning	64	195
L Living Area	FRUF Frame upper full	360	30,143
L Living Area	AIR Air conditioning	360	1,094

Total additions 156,734

