

Property at 00054 NORTH FARMS ROAD

Prop ID 3300054

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Administrative Information

Owner name: STEVENS SCOTT L AND ANNA R
 Second name:
 Address: 54 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300054 Neigh.: Zone: R40 Vol: 504 Page: 821

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	308,720
Resident Outbldg	1.00	21,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Aug-2004
 Sale price: 633,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 647,329

Summary

Total assessments	453,130	
Total exemptions		
Net assessment	453,130	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.0226
 Mkt/sale :
 Assmt/sale: .7158

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						

.960 acres

Total land value

175,300

122,710

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	Garage cars	3
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	3
Garage	23	Attached 3 car	Masonry trim sf	465
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,405
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1984	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,410	344,360
Basement	Full			
Heating	Yes	A/C Yes		9,860
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				113,749
Other Features	Mason Trim WB Stks			17,127

Sub-Total		502,596
Grade	B+	
CDU	Factor 1.3500	678,505
Depreciation	C&D Factor 1.00	678,505
	35 %	441,028
	Computed cost value @ 70%	308,720

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	844	37,813
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	BSMT Basement addition	24	442
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	FATT Full finished attic	150	5,418
L Living Area	BSMT Basement addition	150	2,764
L Living Area	AIR Air conditioning	636	1,933
P Porches, Patios, Decks	DECK Wood deck	264	6,993
L Living Area	FRFF Frame first floor	336	38,466

Total additions 113,749

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	35	560	110.5		C	61,908	50	31,000
Value at 70%	21,700		Value at 100%				31,000		

