

Property at 00055 NORTH FARMS ROAD

Prop ID 3300055

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Administrative Information

Owner name: FAUCHER ANDREW & DANIELLE
Second name:
Address: 55 NORTH FARMS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3300055 Neigh.: Zone: R40 Vol: 734 Page: 378

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Nov-2019
Resident Land	.92	122,500				Sale price: 450,000
Resident Dwelling	1.00	327,460				Sale valid:
					Values	
Resident Excess	.02	110				Mkt value : Cost value: 642,957
Summary			Utilities		Sales ratios	
Total assessments		450,070	Water	Connecticut	Cost/sale :	1.4288
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		450,070	Gas	None	Assmt/sale:	1.0002

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	.020	7,500	150			150	105
Residual	871							
		.940 acres	Total land value				175,150	122,605

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	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	620
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,362
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,218	306,870
Basement	Full			
Heating	Yes	A/C Yes		8,800
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:	Saunas	
Additions				145,761
Other Features	WB Stks	RR		22,903
Sub-Total				496,334
Grade	A-	Factor 1.4500		719,684
CDU		C&D Factor 1.00		719,684
Depreciation		35 %		467,795
Computed cost value @ 70%				327,457

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313
L Living Area	OVER Frame Overhang	17	1,557
L Living Area	OVER Frame Overhang	17	1,557
L Living Area	AIR Air conditioning	34	103
L Living Area	OVER Frame Overhang	74	6,777
L Living Area	AIR Air conditioning	74	225
P Porches, Patios, Decks	DECK Wood deck	360	9,536
G Garages	FRL Attached frame GT 65	772	34,587
L Living Area	FRUH Frame upper half	772	39,477
L Living Area	AIR Air conditioning	386	1,173

Total additions 145,761

