

Property at 00059 NORTH FARMS ROAD

Prop ID 3300059

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Administrative Information

Owner name: YORK JENNIFER A
 Second name:
 Address: 59 NORTH FARMS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300059 Neigh.: Zone: R40 Vol: 651 Page: 1032

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Nov-2012
Resident Land	.84	122,500				Sale price: 669,825
Resident Dwelling	1.00	360,660				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.99	5,200				Mkt value :
						Cost value: 700,057
Summary			Utilities		Sales ratios	
Total assessments		490,040	Water	Connecticut	Cost/sale :	1.0451
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		490,040	Gas	None	Assmt/sale:	.7316

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.840	175,000	175,000			175,000	122,500
Primary Site		36,590						
RES	12	.990	7,500	7,425			7,425	5,198
Residual		43,124						
1.830 acres				Total land value			182,425	127,698

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
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	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	4
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size	1,485
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	3,688
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,636	388,500
Basement	Full				
Heating	Yes	A/C Yes			11,100
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None			Attic size:	21,500
Additions					84,666
Other Features		WB Stks	RR		39,451
Sub-Total					545,217
Grade	B+	Factor 1.3500			736,043
CDU		C&D Factor 1.00			736,043
Depreciation		30 %			515,230
		Computed cost value @ 70%			360,661

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	416	27,865
L Living Area	AIR Air conditioning	416	1,265
P Porches, Patios, Decks	DECK Wood deck	396	10,490
Total additions			84,666

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2007	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

