

Property at 00060 NORTH FARMS ROAD

Prop ID 3300060

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Administrative Information

Owner name: GURTMAN FRANCES P AND
Second name: GOLDBERG RICHARD P
Address: 60 NORTH FARMS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3300060 Neigh.: Zone: R40 Vol: 171 Page: 868

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	318,200

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 24-Jun-1986
Sale price: 310,000
Sale valid:

Values

Mkt value :
Cost value: 629,571

Summary

Total assessments	440,700
Total exemptions	
Net assessment	440,700

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0309
Mkt/sale :
Assmt/sale: 1.4216

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							

.920 acres Total land value 175,000 122,500

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	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	47	A-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	03	Partial > half	Finish bsmt sz	
Bsmt Fin Qual	99	None	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,310
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1985	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,074
Basement	Partial > half		278,750
Heating	Yes	A/C Yes	-2,260
Plumbing	2 F/B	1 H/B	8,010
Attic	None	3 Add'l fix.	12,500
Additions		1 Wh/p	
Other Features		Saunas	
		Attic size:	
			178,556
		WB Stks	6,750

Sub-Total		482,306
Grade	A-	
CDU	Factor 1.4500	699,344
Depreciation	C&D Factor 1.00	699,344
	35 %	454,574
	Computed cost value @ 70%	318,202

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	398	45,563
L Living Area	FRUF Frame upper full	398	33,325
L Living Area	BSMT Basement addition	200	3,686
P Porches, Patios, Decks	BPAT Brick/flagstone pati	882	20,113
L Living Area	FRUF Frame upper full	14	1,172
P Porches, Patios, Decks	FOFF Frame open first flo	14	853
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487

Total additions 178,556

