

Property at 00068 NORTH FARMS ROAD

Prop ID 3300068

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Administrative Information

Owner name: ROSENTHAL DAMON C
 Second name:
 Address: 68 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300068 Neigh.: Zone: R40 Vol: 799 Page: 1229

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Jan-1987
Resident Land	.92	122,500				Sale price: 73,200
Resident Dwelling	1.00	376,230				Sale valid:
					Values	
Resident Excess	.05	260			Mkt value :	
					Cost value:	712,843
Summary			Utilities		Sales ratios	
Total assessments		498,990	Water	Connecticut	Cost/sale :	9.7383
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		498,990	Gas	None	Assmt/sale:	6.8168

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	.050	7,500	375			375	263
Residual		2,178						
			.970 acres	Total land value			175,375	122,763

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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
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	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	03	Partial	Masonry trim sf	
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	3,589
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1987	

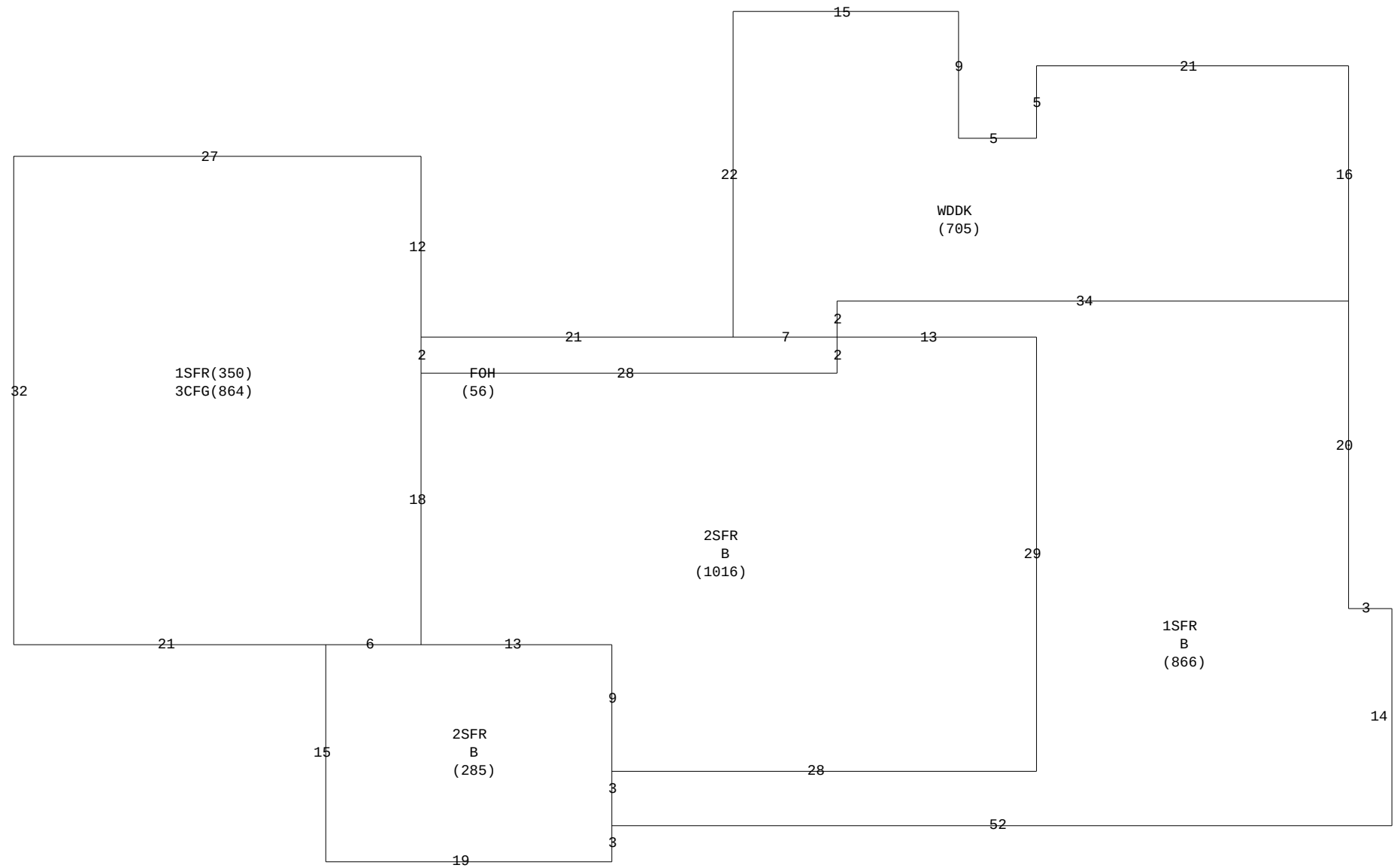
Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,016	267,420
Basement	Full				
Heating	Yes	A/C Yes			7,690
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					268,398
Other Features		WB Stks			9,250
Sub-Total					570,258
Grade	A-	Factor 1.4500			826,874
CDU		C&D Factor 1.00			826,874
Depreciation		35 %			537,468
Computed cost value @ 70%					376,228

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	350	23,444
L Living Area	OVER Frame Overhang	56	5,129
P Porches, Patios, Decks	DECK Wood deck	705	18,675
L Living Area	FRFF Frame first floor	285	32,627
L Living Area	BSMT Basement addition	285	5,252
L Living Area	FRFF Frame first floor	866	99,141
L Living Area	BSMT Basement addition	866	15,959
L Living Area	AIR Air conditioning	56	170
L Living Area	AIR Air conditioning	285	866
L Living Area	AIR Air conditioning	350	1,064
L Living Area	AIR Air conditioning	866	2,633
L Living Area	FRUF Frame upper full	285	23,863
L Living Area	AIR Air conditioning	285	866

Total additions 268,398



JOHN D ROSENTHAL (1/2) THREE CHILDREN (1/6) EACH
DAMON C ROSENTHAL SOLE CHILD TO KEEP 1/6