

Property at 00071 NORTH FARMS ROAD

Prop ID 3300071

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Administrative Information

Owner name: SMITH EVAN D AND
 Second name: LONG PATRICIA A
 Address: 71 NORTH FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3300071 Neigh.: Zone: R40 Vol: 755 Page: 725

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Feb-2021
Resident Land	.92	122,500				Sale price: 592,000
Resident Dwelling	1.00	348,480				Sale valid:
						Values
						Mkt value :
						Cost value: 672,829
Summary			Utilities		Sales ratios	
Total assessments	470,980		Water	Connecticut	Cost/sale :	1.1365
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	470,980		Gas	None	Assmt/sale:	.7956

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

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,504	362,720
Basement	Full						
Heating	Yes	A/C Yes					10,380
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		12,500
Attic	None			Attic size:			
Additions							135,852
Other Features		WB Stks					6,750
Sub-Total							528,202
Grade	A-	Factor 1.4500					765,893
CDU		C&D Factor 1.00					765,893
Depreciation		35 %					497,830
Computed cost value @ 70%							348,481

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	60	5,495
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	60	182
L Living Area	FRFF Frame first floor	556	63,651
L Living Area	BSMT Basement addition	556	10,246
L Living Area	AIR Air conditioning	556	1,690
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	BSMT Basement addition	44	811
L Living Area	AIR Air conditioning	44	134
G Garages	FR Attached frame LE 65	640	27,684
P Porches, Patios, Decks	DECK Wood deck	693	18,358
Total additions			135,852

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	01	Hardwood	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	23	Attached 3 car	Masonry trim sf	
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	3,712
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1987				

