

Property at 00017 OLD FARMS ROAD

Prop ID 3360017

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Administrative Information

Owner name: SEVENTEEN OLD FARMS ROAD LLC
 Second name: ATTN MICHAEL BRIGHENTI
 Address: 76 LAWRENCE AVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3360017 Neigh.: Zone: CS Vol: 696 Page: 1272

Assessments

Assmt category	Qty	Amount
Resident Land	.05	17,500
Resident Dwelling	1.00	102,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-May-2016
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 171,671

Summary

Total assessments	120,170
Total exemptions	
Net assessment	120,170

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.050	100,000	100,000		.75	25,000	17,500
Primary Site		2,178						

.050 acres Total land value 25,000 17,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	1,500
Garage	99	None	Saunas	# Living Units 2
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1910	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	714	208,440
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				12,203
Other Features				

Sub-Total		225,643
Grade C	Factor 1.0000	225,643
CDU	C&D Factor 1.00	225,643
Depreciation	35 %	146,668
	Computed cost value @ 70%	102,668

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	65	3,960
L Living Area	FRFF Frame first floor	72	8,243

Total additions 12,203

