

Property at 00022 OLD FARMS ROAD

Prop ID 3360022

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Administrative Information

Owner name: THREE FIFTY EIGHT WEST
 Second name: MOUNTAIN LLC
 Address: 76 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3360022 Neigh.: Zone: R15 Vol: 758 Page: 455

Assessments

Assmt category	Qty	Amount
Resident Land	.30	52,500
Resident Dwelling	1.00	89,530
Resident Outbldg	1.00	7,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Apr-2021
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 214,100

Summary

Total assessments	149,870
Total exemptions	
Net assessment	149,870

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	.300	100,000	100,000		.25	75,000	52,500
Primary Site		13,068						

.300 acres Total land value 75,000 52,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	05	Electric B/B		
Fuel	03	Electric		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1920	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	165,060
Basement	Full		616	
Heating	Yes	A/C Yes		4,780
Plumbing	1 F/B	H/B Add'l fix. Wh/p	Saunas	
Attic	None	Attic size:		
Additions				26,918
Other Features				

Sub-Total		196,758
Grade C	Factor 1.0000	196,758
CDU	C&D Factor 1.00	196,758
Depreciation	35 %	127,893
	Computed cost value @ 70%	89,525

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	BSMT Basement addition	198	3,649
L Living Area	AIR Air conditioning	198	602

Total additions 26,918

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		C	22,380	50	11,200
Block Detach Garage									

Value at 70% 7,840

Value at 100% 11,200

