

Property at 00023 OLD FARMS ROAD

Prop ID 3360023

Printed 30-Dec-2025 10:31 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GOSSELIN BRIAN
Second name:
Address: 23 OLD FARMS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 3360023 Neigh.: Zone: CS Vol: 284 Page: 990

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Oct-1993
Resident Land	.09	52,500	AAA	Veteran	1,000	Sale price: 82,000
Resident Dwelling	1.00	87,500	CAB	Add Vet	500	Sale valid:
Resident Outbldg	1.00	8,610	DAC	Veteran	10,000	

Values

Mkt value :
Cost value: 212,300

Summary

Total assessments	148,610	Water	Connecticut	Cost/sale :	2.5890
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	137,110	Gas	None	Assmt/sale:	1.8123

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.090	100,000	100,000		.25	75,000	52,500
Primary Site		3,920						

.090 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	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,152
Garage	32	Detached 2 car	Saunas # Living Units
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	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1890

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	181,490
Basement	Full		576	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B Add'l fix.	Wh/p	Saunas 3,500
Attic	None	Attic size:		
Additions				7,311
Other Features				

Sub-Total			192,301
Grade	C	Factor 1.0000	192,301
CDU		C&D Factor 1.00	192,301
Depreciation		35 %	124,996
		Computed cost value @ 70%	87,497

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311

Total additions 7,311

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	20	440	55.95		C	24,618	50	12,300
Block Detach Garage									

Value at 70% 8,610

Value at 100% 12,300

