

Property at 00024 OLD FARMS ROAD

Prop ID 3360024

Printed 05-Feb-2025 8:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KEOLA VINITH & CASSANDRA L
Second name:
Address: 24 OLD FARMS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 3360024 Neigh.: Zone: R15 Vol: 797 Page: 840

Assessments

Assmt category	Qty	Amount
Resident Land	.25	52,500
Resident Dwelling	1.00	165,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Nov-1984
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 311,443

Summary

Total assessments	218,010
Total exemptions	
Net assessment	218,010

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	.250	100,000	100,000	.25		75,000	52,500
Primary Site		10,890						

.250 acres	Total land value	75,000	52,500
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Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	999	177,960
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	Fully Finished	Attic size: 999		28,796
Additions				127,936
Other Features	Mason Trim	RR	Bsmt Gar	24,074

Sub-Total			363,766
Grade	C	Factor 1.0000	363,766
CDU		C&D Factor 1.00	363,766
Depreciation		35 %	236,448
		Computed cost value @ 70%	165,514

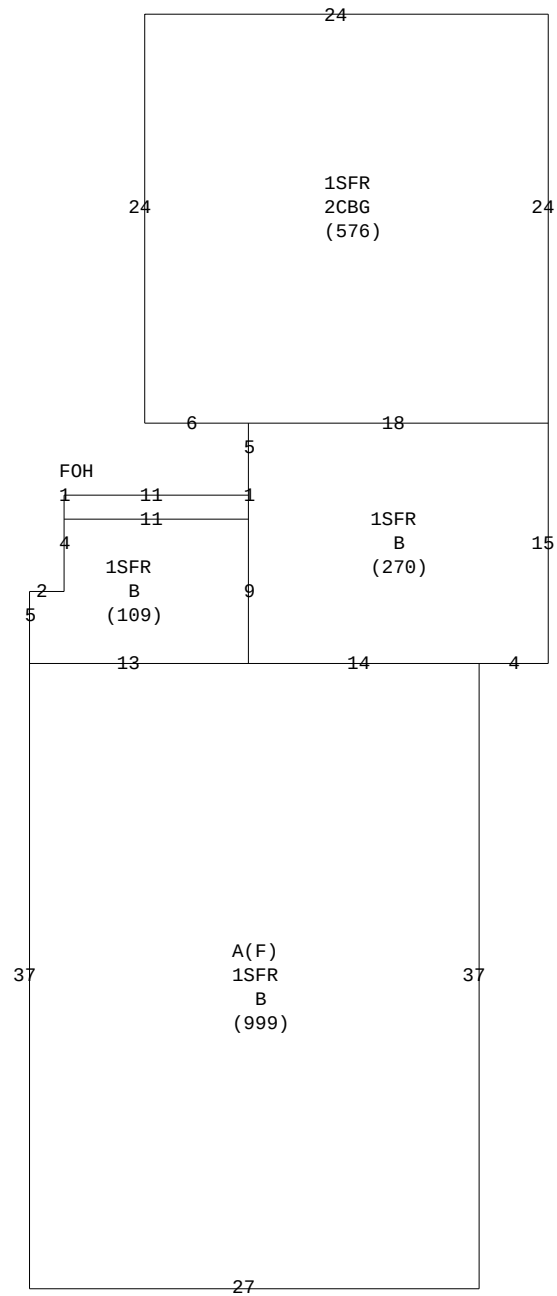
Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	109	12,478
L Living Area	BSMT Basement addition	109	2,009
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	BSMT Basement addition	270	4,976
L Living Area	OVER Frame Overhang	11	1,007
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615

Total additions 127,936

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1945	



NAME CHANGE FROM PHONG KEOLA TO CHARLIE KEOLA V 570 P 1139 2/12/08
CHARLIE KEOLA - DEC 2018

TIOU QC TO VINITH & CASSANDRA L KEOLA V797 P840 10/3/24 WITH LIFE USE