Town of Avon Residential Property Card

Property at 00025 OLD FARMS ROAD Prop ID 3360025 Printed 07-Feb-2024 10:06 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CNN LLC
Second name:
Address: 140 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 3360025 Neigh.: Zone: R15 Vol: 519 Page: 1255

Assessments

Assmt category	Qty	Amount
Resident Land	.08	52,500
Resident Dwellng	1.00	78,260
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Sep-2004
Sale price: 174,900
Sale valid: Y

Values

Mkt value :
Cost value: 188,000

Summary

Total assessments	131,600
Total exemptions	
Net assessment	131,600

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0749
Mkt/sale :
Assmt/sale: .7524

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.080	100,000	100,000	.25	75,000	52,500
Primary Site		3,485					
		.080 acres		Total land value		75,000	52,500

Residential Dwelling Information

Subject	Code	Description
Style	02	Cape
Exterior Walls	02	Wood Shingles
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	01	Plaster
Floors	01	Hardwood
Heating System	01	Hot Water
Fuel	01	Oil
Attic	04	Fully finished w
Grade	30	C
Garage	99	None
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	99	None
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.0

Total Rooms	5	Garage cars	
Bedrooms	2	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	1	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,060
Saunas		# Living Units	
M/F stacks			
W/B stacks			
W/B openings			

Actual Year Built: 1800

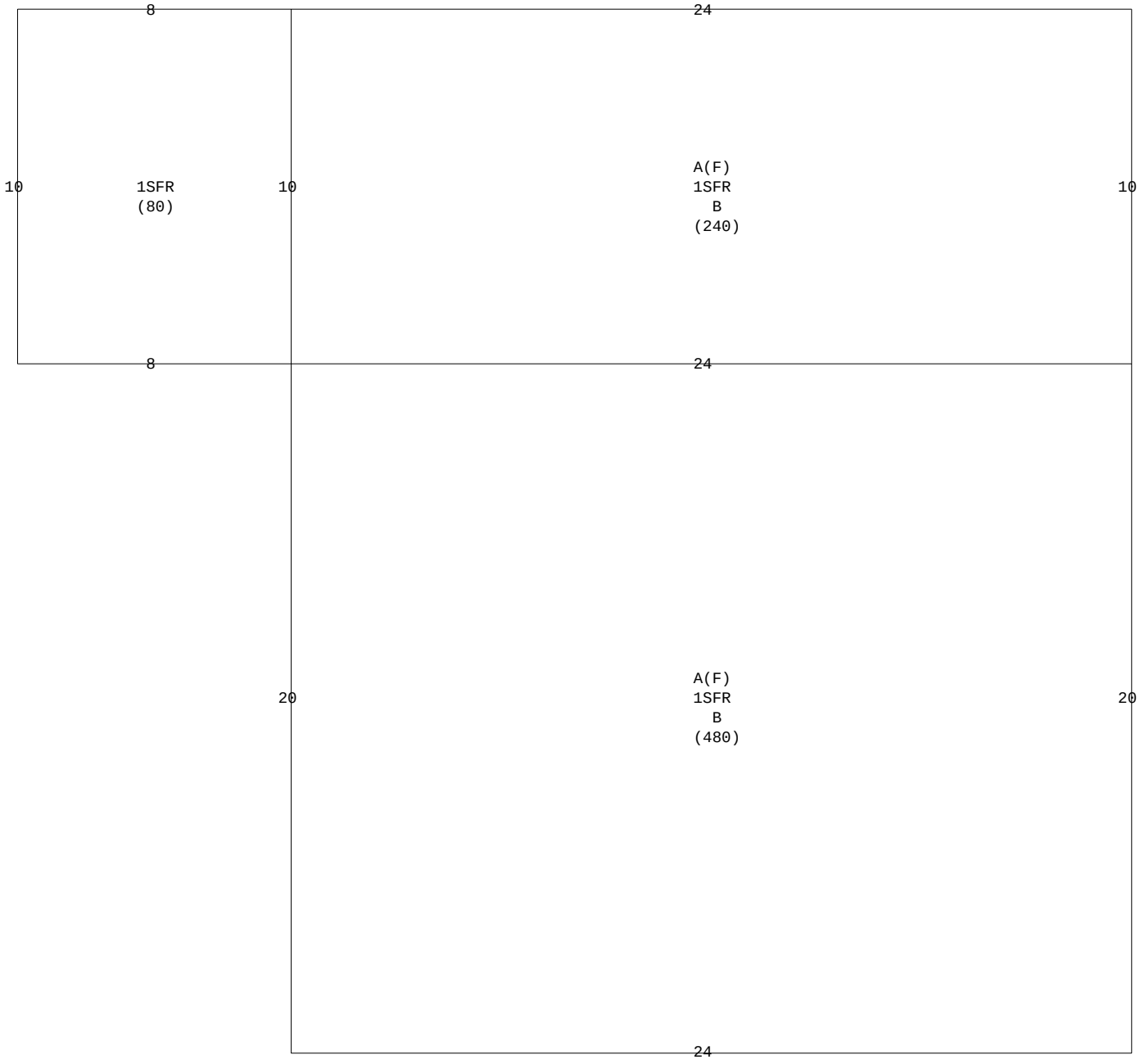
Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	480	109,670
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix. Wh/p Saunas		
Attic	Fully finished w/WH	Attic size: 480		21,276
Additions				41,056
Other Features				
Sub-Total				172,002
Grade	C	Factor 1.0000		172,002
CDU		C&D Factor 1.00		172,002
Depreciation		35 %		111,801
		Computed cost value @ 70%		78,261

Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	80	9,158
L Living Area	FRFF	Frame first floor	240	27,475
L Living Area	BSMT	Basement addition	240	4,423
		Total additions		41,056

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2003	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

Property at 00025 OLD FARMS ROAD Prop ID 3360025 Card 01 Scale: 1" = 4.52 feet