

Property at 00026 OLD FARMS ROAD

Prop ID 3360026

Printed 07-Feb-2024 10:06 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TWENTY SIX OLD FARMS ROAD LLC
 Second name:
 Address: 32 OLD FARMS RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3360026 Neigh.: Zone: R15 Vol: 693 Page: 875

Assessments

Assmt category	Qty	Amount
Resident Dwelling	1.00	116,680
Resident Outbldg	2.00	16,870

Exemptions

Exempt Cat	Amount

Last sale

Sale date:
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 190,786

Summary

Total assessments	133,550
Total exemptions	
Net assessment	133,550

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	.780	100,000	100,000			100,000	70,000
Primary Site		33,977						

.780 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	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	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,663
Garage	34	Detached 4 car	Saunas	
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

			Area	
Dwelling	Frame	2 story w/bsmt	752	215,860
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				35,571
Other Features				

Sub-Total		256,431
Grade C	Factor 1.0000	256,431
CDU	C&D Factor 1.00	256,431
Depreciation	35 %	166,680
	Computed cost value @ 70%	116,676

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	159	18,202
L Living Area	BSMT Basement addition	159	2,930
P Porches, Patios, Decks	FOFF Frame open first flo	237	14,439

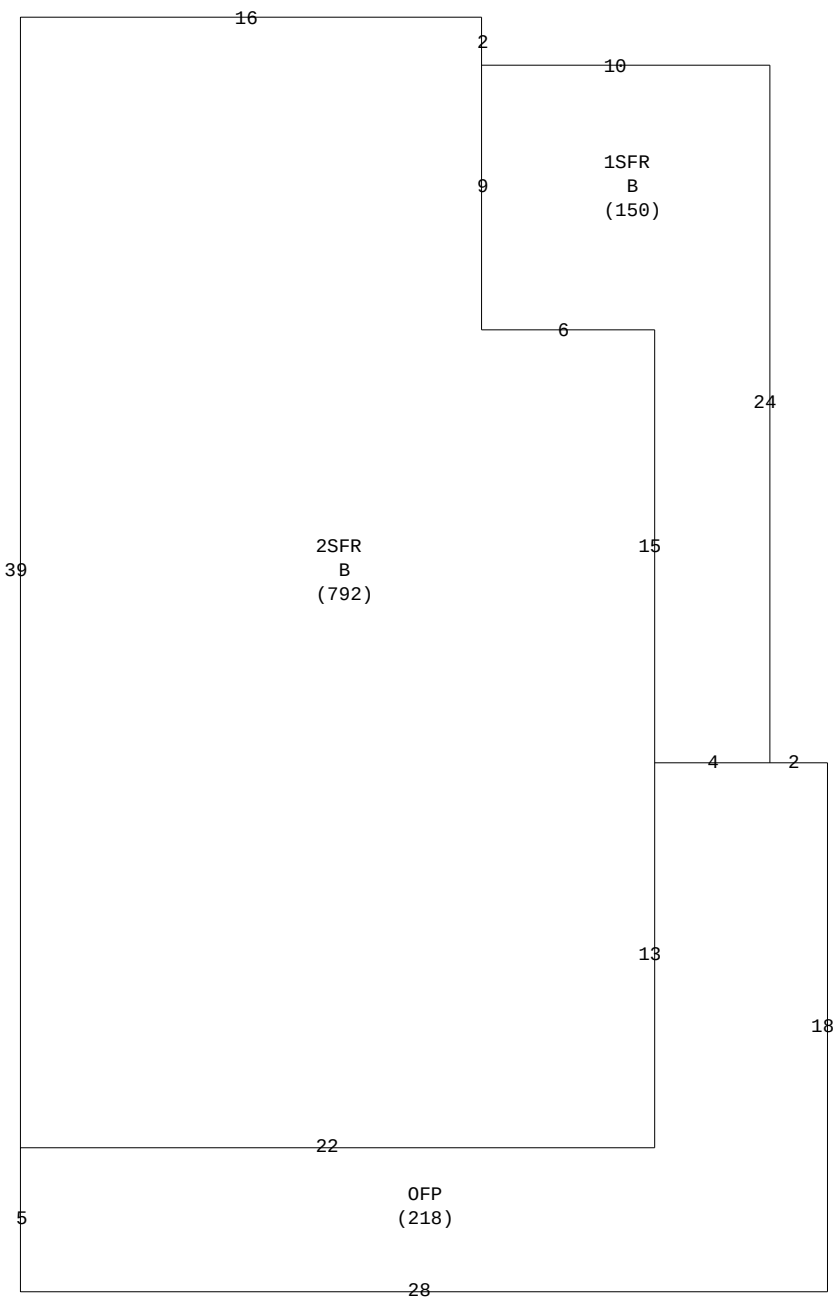
Total additions 35,571

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
RG1 Frame or Con	22	22	484	55.95		D	21,122	50	10,600
Block Detach Garage									

Value at 70% 16,870

Value at 100% 24,100



LAND IS TAX EXEMPT