

Property at 00029 OLD FARMS ROAD

Prop ID 3360029

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

Administrative Information

Owner name: CHEN JIANI
Second name:
Address: 63 LEXINGTON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 3360029 Neigh.: Zone: R15 Vol: 755 Page: 388

Assessments

Assmt category	Qty	Amount
Resident Land	.11	52,500
Resident Dwelling	1.00	122,500

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 22-Feb-2021
Sale price: 100,000
Sale valid: 7

Values

Mkt value :
Cost value: 250,000

Summary

Total assessments	175,000
Total exemptions	
Net assessment	175,000

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.5000
Mkt/sale :
Assmt/sale: 1.7500

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.110	100,000	100,000		.25	75,000	52,500
Primary Site		4,792						

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	780	221,330
Basement	None				-5,140
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					44,542
Other Features					

Sub-Total					269,232
Grade	C	Factor 1.0000			269,232
CDU		C&D Factor 1.00			269,232
Depreciation		35 %			175,001
		Computed cost value @ 70%			122,501

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	96	5,849
L Living Area	FRFF Frame first floor	288	32,971
P Porches, Patios, Decks	FEFF Frame enclosed first	60	5,722

Total additions 44,542

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,848
Garage	99	None	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	99	None	W/B stacks
Bsmt Fin Qual	99	None	W/B openings
Air Condition	99	None	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	Actual Year Built: 1922

