

Property at 00035 OLD FARMS ROAD

Prop ID 3360035

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Administrative Information

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

Location Information

Map: 008 Clerk map:
 Lot: 3360035 Neigh.: Zone: R15 Vol: 771 Page: 1267

Assessments

Assmt category	Qty	Amount
Commerc Land	.14	47,250
Commerc Outbldg	1.00	11,270
Resident Dwelling	1.00	105,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Feb-2022
 Sale price: 231,000
 Sale valid:

Values

Mkt value :
 Cost value: 233,829

Summary

Total assessments	163,680
Total exemptions	
Net assessment	163,680

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0122
 Mkt/sale :
 Assmt/sale: .7086

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	21	.140	90,000	90,000		.25	67,500	47,250
Primary Site				6,098				

.140 acres Total land value 67,500 47,250

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	02	Drywall	Garage cars
Floors	05	W/W over sub-flo	Unfinished area
Heating System		Unknown	Dormer linear f
Fuel		Unknown	Masonry trim sf
Attic	99	None	Half Baths 1
Grade	30	C	Finish bsmt sz
Garage	32	Detached 2 car	Addn'l fixtures 1
Area Over Gar.	99	None	Rec Room Size
Basement	02	Partial < half	Living area 1,548
Bsmt Fin Qual	01	Unfinished	# Living Units
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	
Actual Year Built: 1990			

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	750 215,470
Basement	Partial < half		-2,770
Heating	No	A/C Yes	6,220
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas 4,000
Attic	None	Attic size:	
Additions			8,198
Other Features			

Sub-Total		231,118
Grade C	Factor 1.0000	231,118
CDU	C&D Factor 1.00	231,118
Depreciation	35 %	150,227
	Computed cost value @ 70%	105,159

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 8,198

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95	1990	C	32,227	50	16,100
Block Detach Garage									

Value at 70% 11,270

Value at 100% 16,100

