

Property at 00036 OLD FARMS ROAD

0038

Prop ID 3360036

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Administrative Information

Owner name: GONSALVES JOHN R AND
 Second name: JUDITH L
 Address: 36 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3360036 Neigh.: Zone: R15 Vol: 306 Page: 0039

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-May-1995
Resident Land	.34	52,500				Sale price: 85,000
Resident Dwelling	1.00	115,280				Sale valid:
Resident Outbldg	1.00	6,090				Values
						Mkt value :
						Cost value: 248,386
Summary			Utilities		Sales ratios	
Total assessments	173,870		Water	Connecticut	Cost/sale :	2.9222
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	173,870		Gas	None	Assmt/sale:	2.0455

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000		.25	75,000	52,500
Primary Site		14,810						
		.340 acres		Total land value			75,000	52,500

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	10
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 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: 1910	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	750	215,470
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	Unfinished		Attic size: 750	Saunas
Additions				8,500
Other Features				11,362
				18,035
Sub-Total				253,367
Grade	C	Factor 1.0000		253,367
CDU		C&D Factor 1.00		253,367
Depreciation		35 %		164,689
		Computed cost value @ 70%		115,282

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	138	8,408
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
Total additions			18,035

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		D	17,456	50	8,700
Block Detach Garage									
Value at 70%		6,090					Value at 100%		8,700

