

Property at 00049 OLD FARMS ROAD

Prop ID 3360049

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Administrative Information

Owner name: TAYLOR STREET ASSOCIATES LLC
Second name:
Address: 78 WOODFORD HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 3360049 Neigh.: Zone: R15 Vol: 763 Page: 91

Assessments

Assmt category	Qty	Amount
Resident Land	.34	35,000
Resident Outbldg	1.00	62,020
Resident Excess	1.04	5,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jul-2021
Sale price: 200,000
Sale valid: 07

Values

Mkt value :
Cost value: 146,400

Summary

Total assessments	102,480
Total exemptions	
Net assessment	102,480

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7320
Mkt/sale :
Assmt/sale: .5124

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000		.50	50,000	35,000
Primary Site		14,810						
RES	12	1.040	7,500	7,800			7,800	5,460
Residual		45,302						

1.380 acres Total land value 57,800 40,460

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	144	22	3,168	55.95		C	177,250	50	88,600
Block Detach Garage									

Value at 70% 62,020

Value at 100% 88,600

No sketch for this property

1/2 INTEREST REVOC LIV TRUST CARL D EISENMANN TRUSTEE 683/714 3-16-15
1/2 INTEREST REVOC LIV TRUST NANCY K EISENMANN TRUSTEE 683/716 3-16-15

709/810 1/2 INT, 709/812 100% INT, 709/814 TRUSTEE WILLIAM, 709/815 AFDVT
PROB CARL D EISENMANN V763 P86 7-21-21 PROB NANCY V769 P38 11-24-21