

Property at 00052 OLD FARMS ROAD

Prop ID 3360052

Printed 03-Feb-2026 3:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MALONE PATRICIA A TRUST
 Second name:
 Address: 52 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360052 Neigh.: Zone: R15 Vol: 808 Page: 481

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	124,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Aug-2010
 Sale price: 245,000
 Sale valid: N

Values

Resident Excess	1.63	8,560

Mkt value :
 Cost value: 290,771

Summary

Total assessments	203,540
Total exemptions	
Net assessment	203,540

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1868
 Mkt/sale :
 Assmt/sale: .8308

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	1.630	7,500	12,225			12,225	8,558
Residual		71,003						

1.970 acres

Total land value

112,225

78,558

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	246,120
Basement	Full		1,092	
Heating	Yes	A/C Yes		7,070
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				11,486
Other Features			Bsmt Gar	5,000

Sub-Total		274,676
Grade C	Factor 1.0000	274,676
CDU	C&D Factor 1.00	274,676
Depreciation	35 %	178,539
	Computed cost value @ 70%	124,977

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	100	9,536
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950

Total additions 11,486

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	05	Electric B/B	Full Baths 2 Masonry trim sf
Fuel	03	Electric	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,638
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1972

