

Property at 00056 OLD FARMS ROAD

Prop ID 3360056

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Administrative Information

Owner name: WINDSWIG LLC
 Second name: C/O SCOTT MALONE
 Address: 52 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360056 Neigh.: Zone: R15 Vol: 637 Page: 563

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jul-2011
Resident Land	.34	70,000				Sale price: 151,000
Resident Dwelling	1.00	125,400				Sale valid: 24
Resident Outbldg	1.00	5,460				Values
Resident Excess	.53	2,780				Mkt value :
						Cost value: 290,914
Summary			Utilities		Sales ratios	
Total assessments		203,640	Water	Connecticut	Cost/sale :	1.9266
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		203,640	Gas	None	Assmt/sale:	1.3486

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	.530	7,500	3,975			3,975	2,783
Residual		23,087						
.870 acres				Total land value			103,975	72,783

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	08	Asbestos Shingle		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	31	Detached 1 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: 1928	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	676	201,020
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 676		3,500
Additions					10,618
Other Features					40,057
Sub-Total					255,195
Grade	C+	Factor 1.0800			275,611
CDU		C&D Factor 1.00			275,611
Depreciation		35 %			179,147
		Computed cost value @ 70%			125,403

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
L Living Area	BSMT Basement addition	108	1,990
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	BSMT Basement addition	24	442
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
L Living Area	BSMT Basement addition	216	3,980
Total additions			40,057

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	20	280	55.95		C	15,666	50	7,800
Block Detach Garage									
Value at 70%			5,460	Value at 100%			7,800		

