

Property at 00060 OLD FARMS ROAD

Prop ID 3360060

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Administrative Information

Owner name: KOCHANOWSKI JOHN P AND
 Second name: JANET C
 Address: 60 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360060 Neigh.: Zone: R15 Vol: 101 Page: 0752

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Jan-1978
Resident Land	.34	70,000				Sale price: 42,500
Resident Dwelling	1.00	127,670				Sale valid:
Resident Outbldg	3.00	13,020				Values
Resident Excess	.48	2,520				Mkt value :
						Cost value: 304,586
Summary			Utilities		Sales ratios	
Total assessments		213,210	Water	Connecticut	Cost/sale :	7.1667
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		213,210	Gas	None	Assmt/sale:	5.0167

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	.480	7,500	3,600			3,600	2,520
Residual		20,909						
				.820 acres	Total land value		103,600	72,520

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	Living area 1,680
Garage	32	Detached 2 car	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air	Actual Year Built: 1926	
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	676	201,020
Basement	Full		
Heating	Yes A/C Yes		5,820
Plumbing	1 F/B 1 H/B Add'l fix. Wh/p Saunas		3,500
Attic	Unfinished Attic size: 676		10,618
Additions			38,850
Other Features			
Sub-Total			259,808
Grade	C+	Factor 1.0800	280,593
CDU		C&D Factor 1.00	280,593
Depreciation		35 %	182,385
		Computed cost value @ 70%	127,670

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	84	1,548
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	160	486
Total additions			38,850

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		C	22,380	50	11,200
Block Detach Garage									
RS1 Frame	12	20	240	30.00	2014	C	7,200	50	3,600
Utility Shed									
AL1 Lean-to	10	20	200	37.75		C	7,550	50	3,800
Value at 70%			13,020				Value at 100%		18,600

