

Property at 00062 OLD FARMS ROAD

Prop ID 3360062

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Administrative Information

Owner name: CONNOLLY THOMAS CRAIG
 Second name:
 Address: 62 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360062 Neigh.: Zone: R15 Vol: 606 Page: 1143

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jun-2010
Resident Land	.34	70,000				Sale price: 370,000
Resident Dwelling	1.00	167,460				Sale valid:
Resident Outbldg	1.00	8,610				Values
Resident Excess	.64	3,360				Mkt value :
						Cost value: 356,329
Summary			Utilities		Sales ratios	
Total assessments	249,430		Water	Connecticut	Cost/sale :	.9631
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	249,430		Gas	None	Assmt/sale:	.6741

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	.640	7,500	4,800			4,800	3,360
Residual		27,878						
		.980 acres		Total land value			104,800	73,360

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1932	

Building Valuation Summary

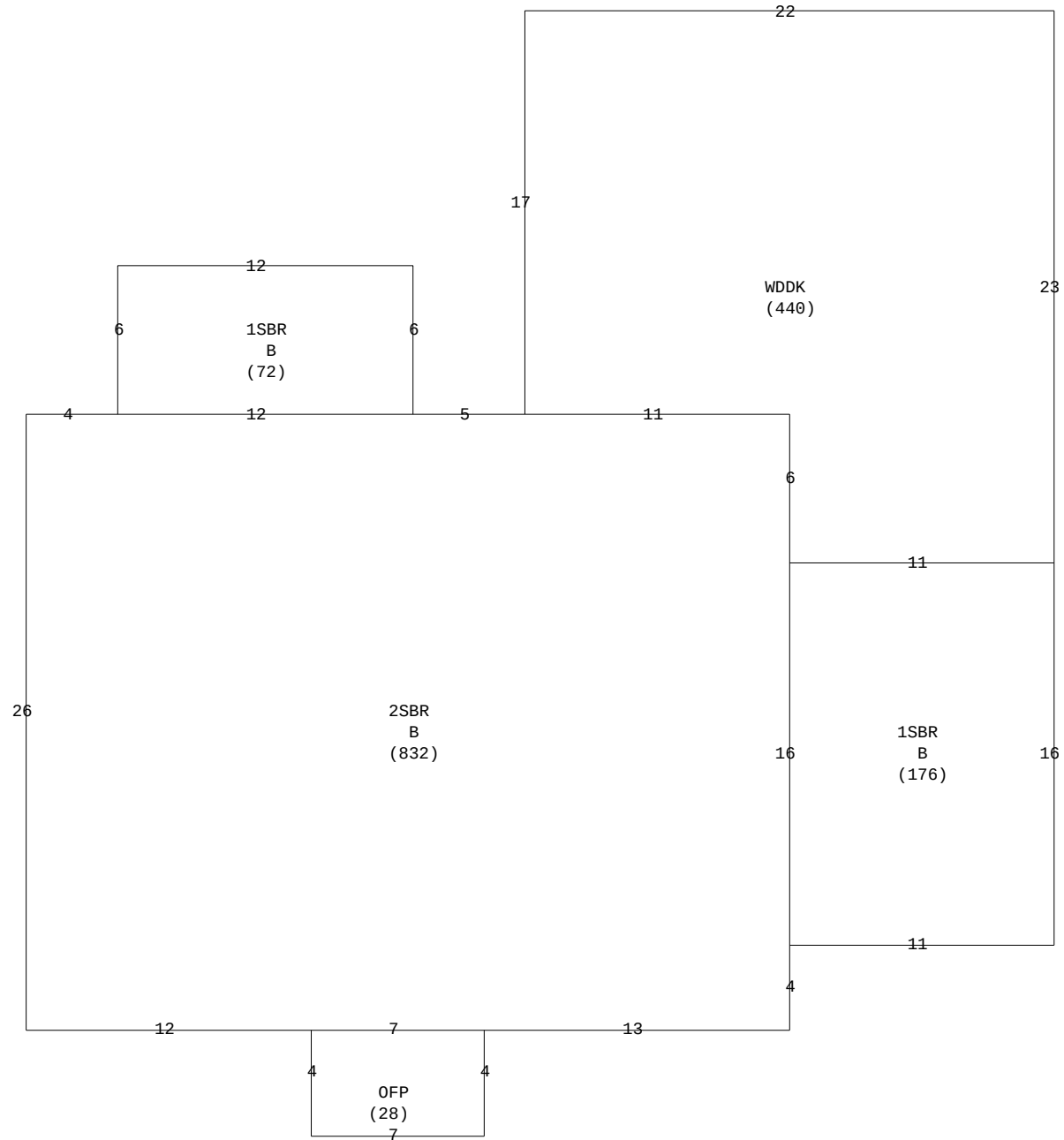
						Area	
Dwelling	Masonry	2 story w/bsmt				832	242,780
Basement	Full						
Heating	Yes	A/C Yes					6,680
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							48,116
Other Features		WB Stks					13,500
Sub-Total							314,576
Grade	B-	Factor 1.1700					368,054
CDU		C&D Factor 1.00					368,054
Depreciation		35 %					239,235
Computed cost value @ 70%							167,465

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	72	8,544
L Living Area	BSMT Basement addition	72	1,327
L Living Area	MAFF Masonry first floor	176	20,886
L Living Area	BSMT Basement addition	176	3,243
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	DECK Wood deck	440	11,656
L Living Area	AIR Air conditioning	72	219
L Living Area	AIR Air conditioning	176	535
Total additions			48,116

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	20	440	55.95		C	24,618	50	12,300
Block Detach Garage									
Value at 70%		8,610	Value at 100%		12,300				



NAME CHANGE FROM BRACKETT TO CORCORAN V 601 P 1035 1/25/2010