

Property at 00066 OLD FARMS ROAD

Prop ID 3360066

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Administrative Information

Owner name: AVON PROPERTY GROUP LLC
 Second name:
 Address: 66 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360066 Neigh.: Zone: R15 Vol: 722 Page: 172

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	148,920
Resident Outbldg	1.00	4,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Aug-1991
 Sale price: 166,250
 Sale valid:

Values

Mkt value :
 Cost value: 324,414

Summary

Total assessments	227,090	
Total exemptions		
Net assessment	227,090	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.9514
 Mkt/sale :
 Assmt/sale: 1.3660

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	.650	7,500	4,875			4,875	3,413
Residual		28,314						

.990 acres Total land value 104,875 73,413

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls		Unknown		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1932	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,160	295,540
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				47,279
Other Features		WB Stks		6,750

Sub-Total		354,569
Grade C	Factor 1.0000	354,569
CDU	C&D Factor 1.00	354,569
Depreciation	40 %	212,741
	Computed cost value @ 70%	148,919

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	135	12,874
P Porches, Patios, Decks	FEUF Frame enclosed upper	135	7,728
L Living Area	BSMT Basement addition	135	2,488
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	BSMT Basement addition	160	2,948
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 47,279

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	75	6,800
Block Detach Garage									

Value at 70% 4,760

Value at 100% 6,800

