

Property at 00072 OLD FARMS ROAD

Prop ID 3360072

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Administrative Information

Owner name: BAUER DAVID C & LISA N TRS
 Second name:
 Address: 72 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360072 Neigh.: Zone: R15 Vol: 707 Page: 703

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-1992
Resident Land	.34	70,000				Sale price: 136,300
Resident Dwelling	1.00	131,800				Sale valid:
Resident Outbldg	2.00	6,860				Values
Resident Excess	.66	3,470				Mkt value :
						Cost value: 303,043
Summary			Utilities		Sales ratios	
Total assessments		212,130	Water	Connecticut	Cost/sale :	2.2234
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		212,130	Gas	None	Assmt/sale:	1.5563

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	.660	7,500	4,950			4,950	3,465
Residual		28,750						
1.000 acres				Total land value			104,950	73,465

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
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	30	C	Whirlpools	
Garage	31	Detached 1 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	2
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1922	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				824	229,920
Basement	Full						
Heating	Yes	A/C	Yes				6,630
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	Unfinished		Attic size: 800				11,865
Additions							28,514
Other Features		WB Stks					9,250
Sub-Total							289,679
Grade	C	Factor 1.0000					289,679
CDU		C&D Factor 1.00					289,679
Depreciation		35 %					188,291
		Computed cost value @ 70%					131,804

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	30	3,434
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
P Porches, Patios, Decks	DECK Wood deck	257	6,808
L Living Area	AIR Air conditioning	112	340
Total additions			28,514

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	18	324	55.95		D	14,140	50	7,100
Block Detach Garage									
RS1 Frame	10	18	180	30.00		C	5,400	50	2,700
Utility Shed									
Value at 70%			6,860				Value at 100%		9,800

