

Property at 00074 OLD FARMS ROAD

Prop ID 3360074

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Administrative Information

Owner name: CONNORS ROBERT A AND
 Second name: MARIE L BENOIT
 Address: 74 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360074 Neigh.: Zone: R15 Vol: 155 Page: 0606

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Mar-1985
Resident Land	.34	70,000				Sale price: 114,900
Resident Dwelling	1.00	131,810				Sale valid:
Resident Outbldg	3.00	13,160				Values
Resident Excess	.29	1,520				Mkt value :
						Cost value: 309,271
Summary			Utilities		Sales ratios	
Total assessments		216,490	Water	Connecticut	Cost/sale :	2.6917
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		216,490	Gas	None	Assmt/sale:	1.8842

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	.290	7,500	2,175			2,175	1,523
Residual		12,632						
		.630 acres	Total land value				102,175	71,523

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 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	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1936	

Building Valuation Summary

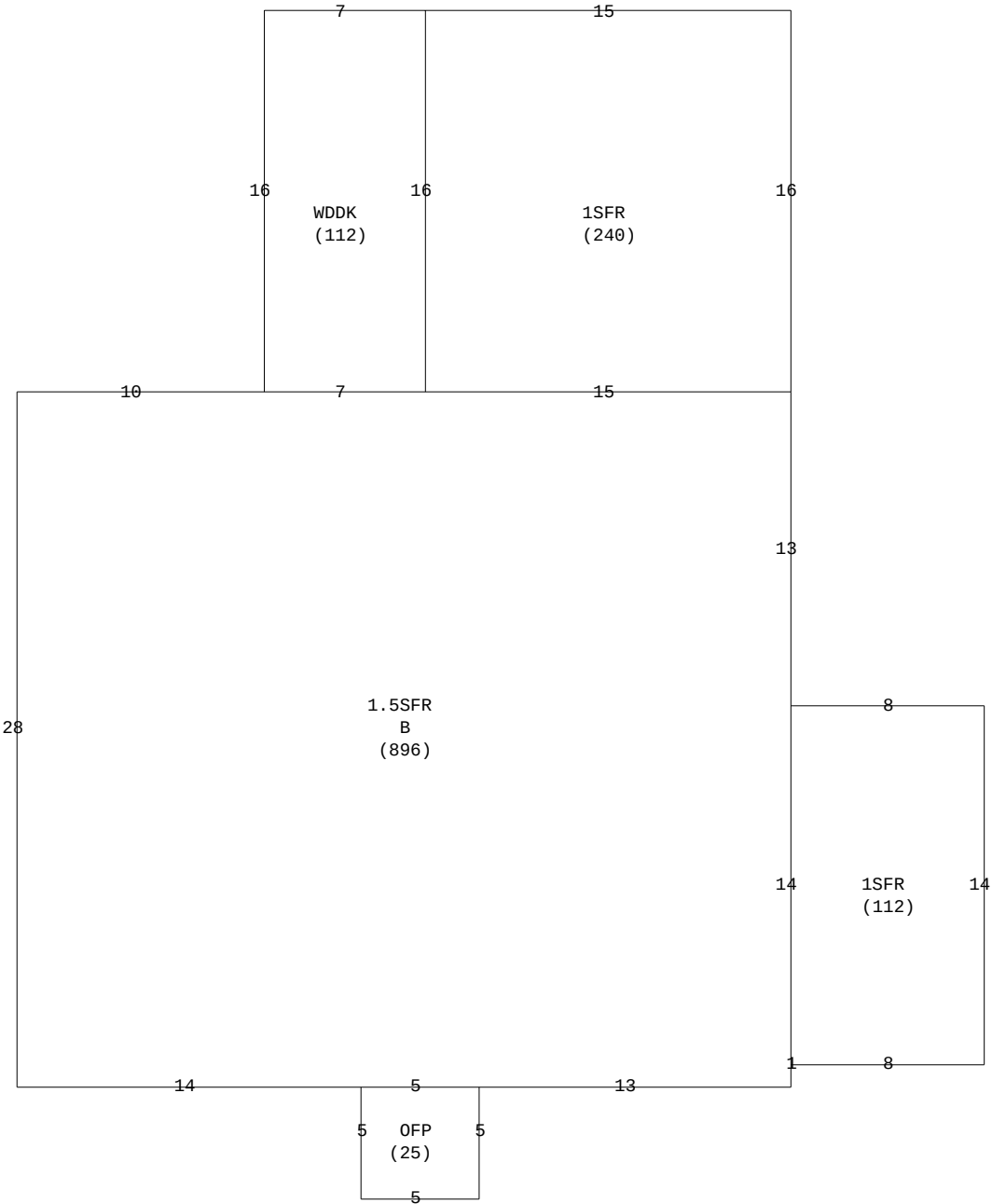
						Area	
Dwelling	Frame	1 1/2 story w/bsmt				896	212,740
Basement	Full						
Heating	Yes	A/C Yes					6,130
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							45,857
Other Features							
Sub-Total							268,227
Grade	C+		Factor 1.0800				289,685
CDU			C&D Factor 1.00				289,685
Depreciation			35 %				188,295
			Computed cost value @ 70%				131,807

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRFF Frame first floor	112	12,822
P Porches, Patios, Decks	FOFF Frame open first flo	25	1,523
P Porches, Patios, Decks	DECK Wood deck	112	2,967
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	112	340
Total additions			45,857

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									
RC2 Canopy	20	20	400	21.10		B	10,634	50	5,300
RS2 Metal	9	9	81	30.00		C	2,430	50	1,200
Utility Shed									
Value at 70%			13,160				Value at 100%		18,800



ABOVE GROUND SWIMMING POOL 24' IN DIAMETER.