

Property at 00078 OLD FARMS ROAD

Prop ID 3360078

Printed 21-Mar-2024 1:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KOZIKOWSKI GREGORY E CO-TTE
 Second name: PECORINO ELSA M CO-TTE
 Address: 78 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360078 Neigh.: Zone: R15 Vol: 791 Page: 1009

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	164,990
Resident Outbldg	1.00	11,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Apr-2012
 Sale price: 222,625
 Sale valid:

Values

Mkt value :
 Cost value: 356,371

Summary

Total assessments	249,460	
Total exemptions		
Net assessment	249,460	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.6008
 Mkt/sale :
 Assmt/sale: 1.1205

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	.610	7,500	4,575			4,575	3,203
Residual		26,572						

.950 acres

Total land value

104,575

73,203

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		840	233,050
Basement	Full				
Heating	Yes	A/C Yes			6,720
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	Unfinished			Attic size: 800	11,865
Additions					79,128
Other Features					

Sub-Total				335,763
Grade	C+	Factor 1.0800		362,624
CDU		C&D Factor 1.00		362,624
Depreciation		35 %		235,706
		Computed cost value @ 70%		164,994

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FOFF	Frame open first flo	168	10,236
L Living Area	FRFF	Frame first floor	282	32,284
L Living Area	AIR	Air conditioning	282	857
L Living Area	FRUF	Frame upper full	282	23,612
L Living Area	AIR	Air conditioning	282	857
P Porches, Patios, Decks	FEFF	Frame enclosed first	30	2,861
L Living Area	BSMT	Basement addition	30	553
P Porches, Patios, Decks	DECK	Wood deck	297	7,868

Total additions 79,128

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	02	Unfinished	
Grade	33	C+	
Garage	32	Detached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Story Height 2.0

Total Rooms	8	Garage cars	2
Bedrooms	5	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	2,244
Saunas		# Living Units	
M/F stacks			
W/B stacks			
W/B openings			

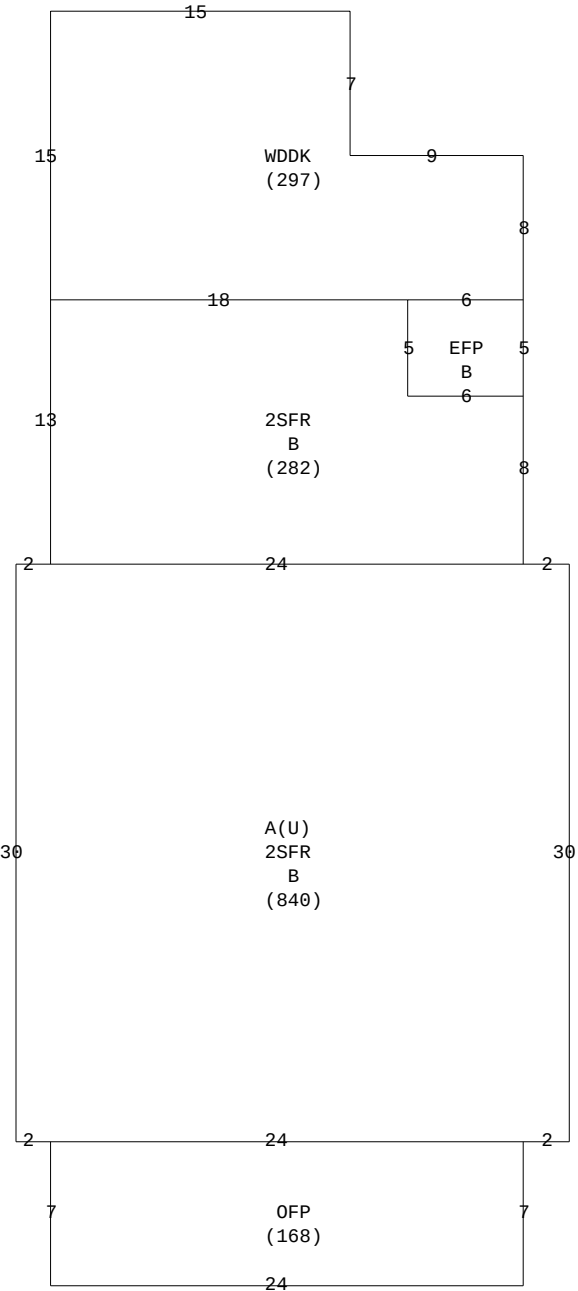
Actual Year Built: 1926

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95		C	32,227	50	16,100
Block Detach Garage									

Value at 70% 11,270

Value at 100% 16,100



ABOVE GROUND SWIMMING POOL 14 x 28
CO-TTEES KOZIKOWSKI/PECORINO LVG TRST U/A DTD 2-20-24 V791P1009 3-6-24

KOZIKOWSKI/PECORINO 1/2 INTEREST EACH T/I/C