

Property at 00082 OLD FARMS ROAD

Prop ID 3360082

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Administrative Information

Owner name: RYAN ANN E & DELAP PETER W
 Second name:
 Address: 82 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360082 Neigh.: Zone: R15 Vol: 681 Page: 006

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 24-Sep-1992	
Resident Land	.34	70,000	LBA Volfire	62,500	Sale price:	116,000
Resident Dwelling	1.00	141,020			Sale valid:	
Resident Outbldg	1.00	4,410			Values	
					Mkt value :	
Resident Excess	.22	1,160			Cost value:	309,414
Summary			Utilities		Sales ratios	
Total assessments		216,590	Water	Connecticut	Cost/sale :	2.6674
Total exemptions		62,500	Sewer	Septic	Mkt/sale :	
Net assessment		154,090	Gas	None	Assmt/sale:	1.8672

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	.220	7,500	1,650		1,650	1,155
Residual		9,583					
				.560 acres	Total land value	101,650	71,155

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	2
Garage	13	Basement 3 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1925	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	956	172,300
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B H/B Add'l fix. 2 Wh/p Saunas		10,000
Attic	Fully Finished Attic size: 500		18,376
Additions			102,754
Other Features	Bsmt Gar		6,500
Sub-Total			309,930
Grade	C	Factor 1.0000	309,930
CDU		C&D Factor 1.00	309,930
Depreciation		35 %	201,455
Computed cost value @ 70%			141,019

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	598	11,020
L Living Area	FRFF Frame first floor	598	68,460
P Porches, Patios, Decks	DECK Wood deck	360	9,536
Total additions			102,754

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	30	420	30.00	2011	C	12,600	50	6,300
Utility Shed									
Value at 70%			4,410	Value at 100%			6,300		

