

Property at 00087 OLD FARMS ROAD

Prop ID 3360087

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Administrative Information

Owner name: LAK HOUSE HOLDINGS LLC
 Second name:
 Address: 87 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360087 Neigh.: Zone: R15 Vol: 795 Page: 28

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jul-2024
Resident Land	.34	70,000				Sale price: 460,000
Resident Dwelling	1.00	174,360				Sale valid:
					Values	
Resident Excess	.06	300				Mkt value :
					Cost value: 349,514	
Summary			Utilities		Sales ratios	
Total assessments		244,660	Water	Connecticut	Cost/sale :	.7598
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		244,660	Gas	CNG	Assmt/sale:	.5319

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	.057	7,500	428			428	300
Residual		2,483						
				.397 acres	Total land value		100,428	70,300

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	9
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	21	Attached 1 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1800	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				932	251,010
Basement	Full						
Heating	Yes	A/C No					
Plumbing	3 F/B	H/B	Add'l fix.	Wh/p	Saunas		10,000
Attic	None		Attic size:				
Additions							113,010
Other Features Mason Trim WB Stks							9,189
Sub-Total							383,209
Grade	C		Factor 1.0000				383,209
CDU			C&D Factor 1.00				383,209
Depreciation			35 %				249,086
						Computed cost value @ 70%	174,360

Building additions

Category	Type		Area	Value
G Garages	MA	Attached masonry LE	286	14,517
L Living Area	FRFF	Frame first floor	414	47,395
L Living Area	BSMT	Basement addition	414	7,629
L Living Area	FRFF	Frame first floor	126	14,425
P Porches, Patios, Decks	BPAT	Brick/flagstone pati	572	13,044
L Living Area	FRFF	Frame first floor	168	9,000
L Living Area	FRUF	Frame upper full	192	7,000
Total additions				113,010

