

Property at 00094 OLD FARMS ROAD

Prop ID 3360094

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Administrative Information

Owner name: HOLSCHUH MAXIMILIAN
 Second name:
 Address: 94 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360094 Neigh.: Zone: R15 Vol: 755 Page: 422

Assessments

Assmt category	Qty	Amount
Resident Land	.30	70,000
Resident Dwelling	1.00	138,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Feb-2021
 Sale price: 335,000
 Sale valid:

Values

Mkt value :
 Cost value: 298,143

Summary

Total assessments	208,700
Total exemptions	
Net assessment	208,700

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8900
 Mkt/sale :
 Assmt/sale: .6230

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.300	100,000	100,000			100,000	70,000
Primary Site		13,068						

.300 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
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	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1942	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	720	182,770
Basement	Full				
Heating	Yes	A/C Yes			5,280
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					100,024
Other Features		WB Stks		Bsmt Gar	13,250
Sub-Total					304,824
Grade	C		Factor 1.0000		304,824
CDU			C&D Factor 1.00		304,824
Depreciation			35 %		198,136
Computed cost value @ 70%					138,695

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	286	32,742
L Living Area	BSMT Basement addition	312	5,750
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	BSMT Basement addition	120	2,211
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FRL Attached frame GT 65	984	44,085
L Living Area	AIR Air conditioning	286	869

Total additions 100,024

