

Property at 00099 OLD FARMS ROAD

Prop ID 3360099

Printed 05-Oct-2026 8:37 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WU BRIAN & VALERIE
 Second name:
 Address: 99 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map: 94 018
 Lot: 3360099 Neigh.: Zone: R15 Vol: 818 Page: 767

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Outbldg	1.00	1,470
Resident Dwelling	1.00	156,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Sep-2026
 Sale price: 610,000
 Sale valid:

Values

Mkt value :
 Cost value: 326,957

Summary

Total assessments	228,870
Total exemptions	
Net assessment	228,870

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .5360
 Mkt/sale :
 Assmt/sale: .3752

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	.163	7,500	1,223			1,223	856
Residual		7,100						

.503 acres

Total land value

101,223

70,856

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	02	Drywall	
Floors	05	W/W over sub-flo	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	22	Attached 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	

Actual Year Built: 1994

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	265,860
Basement	Full		1,008	
Heating	Yes	A/C Yes		7,650
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				59,034
Other Features		M Stks		3,000

Sub-Total		344,044
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	344,044
Depreciation	35 %	223,629
	Computed cost value @ 70%	156,540

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876

Total additions 59,034

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2010	C	4,200	50	2,100
Utility Shed									

Value at 70% 1,470

Value at 100% 2,100

