

Property at 00100 OLD FARMS ROAD

Prop ID 3360100

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Administrative Information

Owner name: BRADY JAMES R
 Second name:
 Address: 100 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360100 Neigh.: Zone: R15 Vol: 697 Page: 1065

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Jun-2016
Resident Land	.34	70,000				Sale price: 193,000
Resident Dwelling	1.00	86,710				Sale valid:
Resident Outbldg	2.00	12,250				Values
Resident Excess	.07	370				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		169,330	Water	Connecticut	Cost/sale :	1.2534
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		169,330	Gas	None	Assmt/sale:	.8774

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	.070	7,500	525			525	368
Residual		3,049						
		.410 acres	Total land value				100,525	70,368

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1920	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	572	180,710
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					9,854
Other Features					
Sub-Total					190,564
Grade	C	Factor 1.0000			190,564
CDU		C&D Factor 1.00			190,564
Depreciation		35 %			123,867
		Computed cost value @ 70%			86,707

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
P Porches, Patios, Decks	FEFF Frame enclosed first	88	8,392
Total additions			9,854

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									
RS1 Frame	12	8	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			12,250				Value at 100%		17,500

