

Property at 00113 OLD FARMS ROAD

Prop ID 3360113

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Administrative Information

Owner name: LAPIERRE AMIE J TRUSTEE
 Second name:
 Address: 113 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360113 Neigh.: Zone: R15 Vol: 800 Page: 903

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-2015
Resident Land	.34	70,000				Sale price: 167,500
Resident Dwelling	1.00	94,650				Sale valid:
Resident Outbldg	3.00	14,210				Values
Resident Excess	.17	890				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		179,750	Water	Connecticut	Cost/sale :	1.5331
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		179,750	Gas	CNG	Assmt/sale:	1.0731

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	.170	7,500	1,275			1,275	893
Residual		7,405						
.510 acres				Total land value			101,275	70,893

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	
Attic	03	Partially finish	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1925	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	770	147,830
Basement	Partial > half		-2,260
Heating	Yes A/C No		
Plumbing	1 F/B H/B Add'l fix. Wh/p Saunas		
Attic	Partially finished Attic size: 150		8,200
Additions			47,510
Other Features	WB Stks		6,750
Sub-Total			208,030
Grade	C	Factor 1.0000	208,030
CDU	C&D Factor 1.00		208,030
Depreciation	35 %		135,220
Computed cost value @ 70%			94,654

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	FRFF Frame first floor	305	34,917
Total additions			47,510

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	34	816	55.95		D	35,611	50	17,800
Block Detach Garage									
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RS1 Frame	8	12	96	30.00		D	2,246	50	1,100
Utility Shed									
WKS			560			C			
Value at 70%			14,210				Value at 100%		20,300

