

Property at 00118 OLD FARMS ROAD

Prop ID 3360118

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Administrative Information

Owner name: EKSTRAND MATTHIAS
 Second name:
 Address: 118 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360118 Neigh.: Zone: R15 Vol: 818 Page: 215

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Oct-2021
Resident Land	.34	70,000				Sale price: 176,000
Resident Dwelling	1.00	74,770				Sale valid:
Resident Outbldg	1.00	21,560				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 238,443
Summary			Utilities		Sales ratios	
Total assessments		166,910	Water	Connecticut	Cost/sale :	1.3548
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		166,910	Gas	CNG	Assmt/sale:	.9484

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	.110	7,500	825			825	578
Residual		4,792						
		.450 acres		Total land value			100,825	70,578

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	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	33	Detached 3 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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1921	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	440
Basement	Full		154,930
Heating	Yes	A/C Yes	
Plumbing	1 F/B	H/B Add'l fix.	4,520
Attic	None	Wh/p Attic size:	
Additions			4,874
Other Features			
Sub-Total			164,324
Grade	C	Factor 1.0000	164,324
CDU		C&D Factor 1.00	164,324
Depreciation		35 %	106,811
		Computed cost value @ 70%	74,768

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
Total additions			4,874

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	55	1,100	55.95		C	61,545	50	30,800
Block Detach Garage									
Value at 70%			21,560				Value at 100%		30,800

