

Property at 00281 OLD FARMS ROAD

Prop ID 3360281

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Administrative Information

Owner name: ROBINSON COURTNEY J AND
 Second name: BORENSTEIN MARK A
 Address: 281 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3360281 Neigh.: Zone: R30 Vol: 342 Page: 808

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jan-1998
Resident Land	.69	70,000				Sale price: 315,000
Resident Dwelling	1.00	328,960				Sale valid: Y
Resident Outbldg	2.00	21,420				Values
Resident Excess	.54	2,840				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	423,220		Water	Well	Cost/sale :	1.9194
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	423,220		Gas	None	Assmt/sale:	1.3436

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	100,000	100,000			100,000	70,000
Primary Site		30,056						
RES	12	.540	7,500	4,050			4,050	2,835
Residual		23,522						
1.230 acres		Total land value		104,050	72,835			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	10
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	1
Grade	47	A-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1798	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	Unfinished	Attic size: 1,080			14,679
Additions					173,261
Other Features		WB Stks			20,250
Sub-Total					498,610
Grade	A-	Factor 1.4500			722,985
CDU		C&D Factor 1.00			722,985
Depreciation		35 %			469,940
Computed cost value @ 70%					328,958

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	1,092	125,013
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	BPAT Brick/flagstone pati	451	10,285
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
P Porches, Patios, Decks	CPAT Concrete patio	800	6,818
Total additions			173,261

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
RP1 Pool w/	40	20	800	74.05		C	59,240	50	29,600
Plastic Linr									
Value at 70%		21,420	Value at 100%		30,600				

