

Property at 00285 OLD FARMS ROAD

002

Prop ID 3360285

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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: 05 101
 Lot: 3360285 Neigh.: Zone: R30 Vol: 342 Page: 808

Assessments

Assmt category	Qty	Amount
Resident Land	.69	35,000
Resident Dwelling	1.00	180,040
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 314,400

Summary

Total assessments	220,080
Total exemptions	
Net assessment	220,080

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	100,000	100,000		.50	50,000	35,000
Primary Site		30,056						
RES	12	.720	7,500	5,400			5,400	3,780
Residual		31,363						

1.410 acres

Total land value

55,400

38,780

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	02	Drywall	Bedrooms	2
Floors		Unknown	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2005	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,204	204,940
Basement	Full				
Heating	Yes	A/C Yes			5,880
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		11,000
Additions					92,927
Other Features		WB Stks			6,750
Sub-Total					321,497
Grade	C	Factor 1.0000			321,497
CDU		C&D Factor 1.00			321,497
Depreciation		20 %			257,198
Computed cost value @ 70%					180,039

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,132	50,716
G Garages	FSF Full-story fin o/gar	352	23,578
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	DECK Wood deck	418	11,073
P Porches, Patios, Decks	CNPY Canopy	220	4,662

Total additions 92,927

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	13	9	117	30.00		C	3,510	50	1,800
Utility Shed									
Value at 70%					1,260	Value at 100%			
						1,800			

Scale: 1" = 9.80 feet

