

Property at 00355 OLD FARMS ROAD

Prop ID 3360355

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Administrative Information	
DBAX	Owner name: AVON OLD FARMS SCHOOL INC
	Second name:
	Address: 500 OLD FARMS ROAD
	City/state: AVON CT Zip: 06001

Location Information	
Map: 020	Clerk map:
Lot: 3360355	Neigh.: Zone: EL Vol: 311 Page: 1008

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:
Resident Land	2.00	70,000			Sale price:
Resident Dwelling	1.00	135,150			Sale valid:
Resident Outbldg	1.00	9,380			Values
					Mkt value :
Use Assmt Forest	104.91	18,360			Cost value: 332,700
Summary		Utilities		Sales ratios	
Total assessments	232,890	Water	Well	Cost/sale :	
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	232,890	Gas	None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	100,000	100,000			100,000	70,000
Primary Site		87,120						
490	62	104.90	250	26,226			26,226	18,358
Pub Act 490	4,569,662							
106.90 acres		Total land value		126,226	88,358			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	01	Clapboards		
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	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1924	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	625	191,060
Basement	Partial > half		-2,260
Heating	Yes A/C No		
Plumbing	1 F/B 1 H/B Add'l fix. Wh/p		3,500
Attic	None Attic size:		
Additions			54,826
Other Features	WB Stks		6,750
Sub-Total			253,876
Grade	B-	Factor 1.1700	297,035
CDU		C&D Factor 1.00	297,035
Depreciation		35 %	193,073
		Computed cost value @ 70%	135,151

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRFF Frame first floor	374	42,816
L Living Area	BSMT Basement addition	374	6,892
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
Total additions			54,826

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	24	480	55.95	1997	C	26,856	50	13,400
Block Detach Garage									
Value at 70%		9,380	Value at 100%		13,400				

