

Property at 00174 OLD FARMS ROAD

Prop ID 3369174

Printed 07-Feb-2024 10:33 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TREA SP IV AVON CT LLC
 Second name:
 Address: 2795 COTTONWOOD PKWY #300
 City/state: SALT LAKE CITY UT Zip: 84121

Location Information

Map: 014 Clerk map:
 Lot: 3369174 Neigh.: Zone: Vol: 770 Page: 1019

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Dwelling	1.00	96,130			Sale date: 03-Jan-2022
					Sale price:
					Sale valid:
					Values
					Mkt value :
					Cost value: 137,329

Summary

Total assessments	96,130	Utilities		Sales ratios
Total exemptions		Water	Connecticut	Cost/sale :
Net assessment	96,130	Sewer	None	Mkt/sale :
		Gas	None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11		100,000	100,000			100,000	70,000

Primary Site

acres Total land value 100,000 70,000

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	01	Plaster	Garage cars
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Dormer linear f
Attic	99	None	Full Baths 1
Grade	30	C	Masonry trim sf
Garage	99	None	Half Baths
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addtn'l fixtures
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	99	None	Whirlpools
Interior Cond	05	Good	Living area 1,386
Exterior Cond	05	Good	# Living Units
			Actual Year Built: 1940

Building Valuation Summary

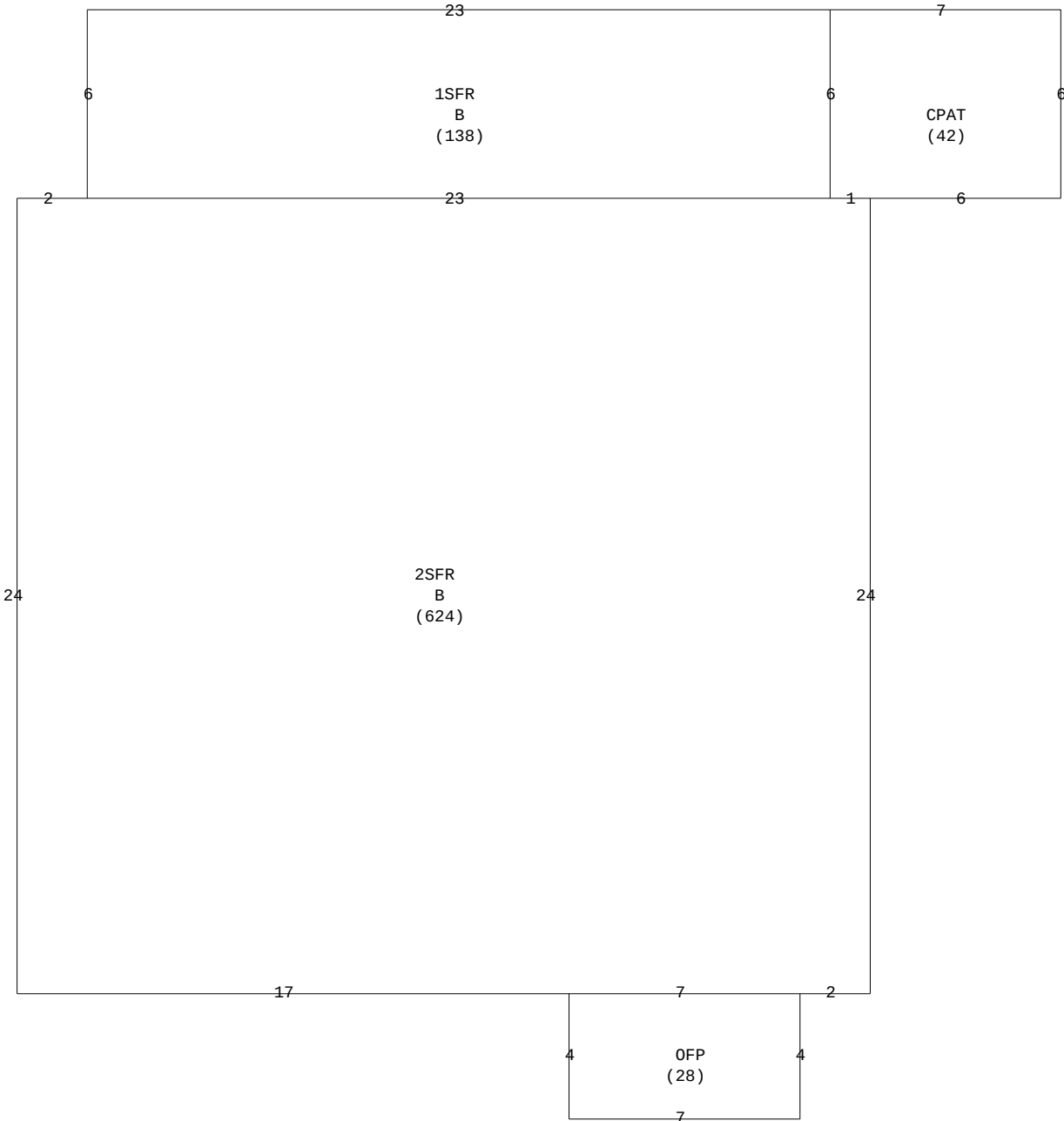
Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		624	190,860
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				20,405
Other Features				

Sub-Total		211,265
Grade C	Factor 1.0000	211,265
CDU	C&D Factor 1.00	211,265
Depreciation	35 %	137,322
	Computed cost value @ 70%	96,125

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	138	15,798
L Living Area	BSMT Basement addition	138	2,543
P Porches, Patios, Decks	CPAT Concrete patio	42	358
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706

Total additions 20,405



INCLUDED IN SALE WITH 190 OLD FARMS RD V 770 P 1019 1-3-22 \$21,700,000