

Property at 00041 SAW MILL LANE

Prop ID 3850041

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Administrative Information

Owner name: FARRELL BRIAN P & LISA M
 Second name:
 Address: 41 SAW MILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3850041 Neigh.: Zone: R40 Vol: 545 Page: 845

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2006
Resident Land	.71	105,000				Sale price: 295,000
Resident Dwelling	1.00	178,770				Sale valid: Y
Resident Outbldg	1.00	1,260				Values
					Mkt value :	
					Cost value:	407,186
Summary			Utilities		Sales ratios	
Total assessments	285,030		Water	Connecticut	Cost/sale :	1.3803
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	285,030		Gas	None	Assmt/sale:	.9662

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.710	150,000	150,000			150,000	105,000
Primary Site		30,928						
		.710 acres		Total land value			150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,280	214,940
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas 9,000
Attic	Unfinished		Attic size: 1,280	16,690
Additions				104,464
Other Features		WB Stks	RR	18,697
Sub-Total				363,791
Grade	C+	Factor 1.0800		392,894
CDU		C&D Factor 1.00		392,894
Depreciation		35 %		255,381
Computed cost value @ 70%				178,767

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	198	12,063
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	FRFF Frame first floor	569	65,140
P Porches, Patios, Decks	BPAT Brick/flagstone pati	286	6,522
Total additions			104,464

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2012	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260	Value at 100%		1,800				

