

Property at 00005 FAR HILLS DRIVE

Prop ID 5040005

Printed 10-May-2024 9:34 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FENG XIAO
Second name: LEE RACHEL HAN
Address: 5 FAR HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 5040005 Neigh.: Zone: RU2A Vol: 792 Page: 774

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	315,000
Resident Dwelling	1.00	1,044,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Apr-2024
Sale price: 2,025,000
Sale valid:

Values

Resident Excess	1.40	7,320

Mkt value :
Cost value: 1,952,957

Summary

Total assessments	1,367,070
Total exemptions	
Net assessment	1,367,070

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9644
Mkt/sale :
Assmt/sale: .6751

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	450,000	450,000			450,000	315,000
Primary Site		87,120						
RES	12	1.395	7,500	10,463			10,463	7,324
Residual		60,766						

3.395 acres

Total land value

460,463

322,324

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	02	Wood Shingles		
Roof Material	03	Wood Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	07	Hydro Air		
Fuel	01	Oil		
Attic	02	Unfinished		
Grade	60	AA		
Garage	24	Attached 4 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	10	Garage cars	4
Bedrooms	5	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	6	Masonry trim sf	750
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	8	Rec Room Size	1,650
Whirlpools		Living area	7,025
Saunas		# Living Units	1
M/F stacks			
W/B stacks	2		
W/B openings	4		

Actual Year Built: 2006

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,590
Basement	Full with walk		574,810
Heating	Yes	A/C Yes	16,360
Plumbing	6 F/B	2 H/B	8 Add'l fix.
Attic	Unfinished	Wh/p	Saunas
Additions		Attic size: 640	10,256
Other Features	Mason Trim WB Stks	RR	298,460
			72,555

Sub-Total		1,008,441
Grade	AA	Factor 1.8500
CDU	C&D Factor 1.00	1,865,616
Depreciation	20 %	1,865,616
	Computed cost value @ 70%	1,492,493
		1,044,745

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
G Garages	FSF Full-story fin o/gar	648	43,406
L Living Area	AIR Air conditioning	648	1,970
G Garages	FR Attached frame LE 65	624	27,060
G Garages	FSF Full-story fin o/gar	484	32,420
L Living Area	AIR Air conditioning	484	1,471
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,784	40,682
P Porches, Patios, Decks	FOFF Frame open first flo	296	18,034
L Living Area	BSMT Basement addition	160	2,948
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
L Living Area	FRUF Frame upper full	160	13,397
L Living Area	AIR Air conditioning	160	486
L Living Area	OVER Frame Overhang	36	3,297
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179
L Living Area	FRUF Frame upper full	85	7,117
L Living Area	AIR Air conditioning	85	258
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313

Total additions 298,460

