

Property at 00023 FAR HILLS DRIVE

Prop ID 5040023

Printed 07-Feb-2024 9:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LINSLEY SARA B
 Second name:
 Address: 23 FAR HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map: 07 047
 Lot: 5040023 Neigh.: Zone: RU2A Vol: 531 Page: 714

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	210,000
Resident Dwelling	1.00	899,050
Resident Outbldg	2.00	68,110

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 14-Oct-2005
 Sale price: 1,865,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,705,214

Summary

Total assessments	1,193,650
Total exemptions	
Net assessment	1,193,650

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9143
 Mkt/sale :
 Assmt/sale: .6400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	300,000	300,000		300,000	210,000
Primary Site		87,120					
RES	12	3.141	7,500	23,558		23,558	16,491
Residual		136,822					

5.141 acres

Total land value

323,558

226,491

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	02	Wood Shingles
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	02	Forced Hot Air
Fuel	07	Propane Gas
Attic	99	None
Grade	63	AA+
Garage	23	Attached 3 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

Condominium

Story Height 2.0		
Total Rooms	11	Garage cars 3
Bedrooms	5	Unfinished area
Family Rooms	1	Dormer linear f
Full Baths	5	Masonry trim sf 360
Half Baths	2	Finish bsmt sz
Addn'l fixtures	5	Rec Room Size 1,200
Whirlpools	1	Living area 7,041
Saunas		# Living Units
M/F stacks		
W/B stacks	2	
W/B openings	4	

Actual Year Built: 1999

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	3,062	666,990
Basement	Full with walk		
Heating	Yes A/C Yes		18,960
Plumbing	5 F/B 2 H/B 5 Add'l fix. 1 Wh/p	Saunas	32,000
Attic	None Attic size:		
Additions			144,779
Other Features	Mason Trim WB Stks RR		54,671

Sub-Total		917,400
Grade	AA+	Factor 2.0000 1,834,800
CDU	C&D Factor 1.00	1,834,800
Depreciation	30 %	1,284,360
	Computed cost value @ 70%	899,052

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	860	38,530
G Garages	FSF Full-story fin o/gar	612	40,994
L Living Area	AIR Air conditioning	612	1,860
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	273	5,031
L Living Area	FRFF Frame first floor	273	31,253
L Living Area	AIR Air conditioning	273	830
P Porches, Patios, Decks	DECK Wood deck	416	11,020
P Porches, Patios, Decks	DECK Wood deck	309	8,185

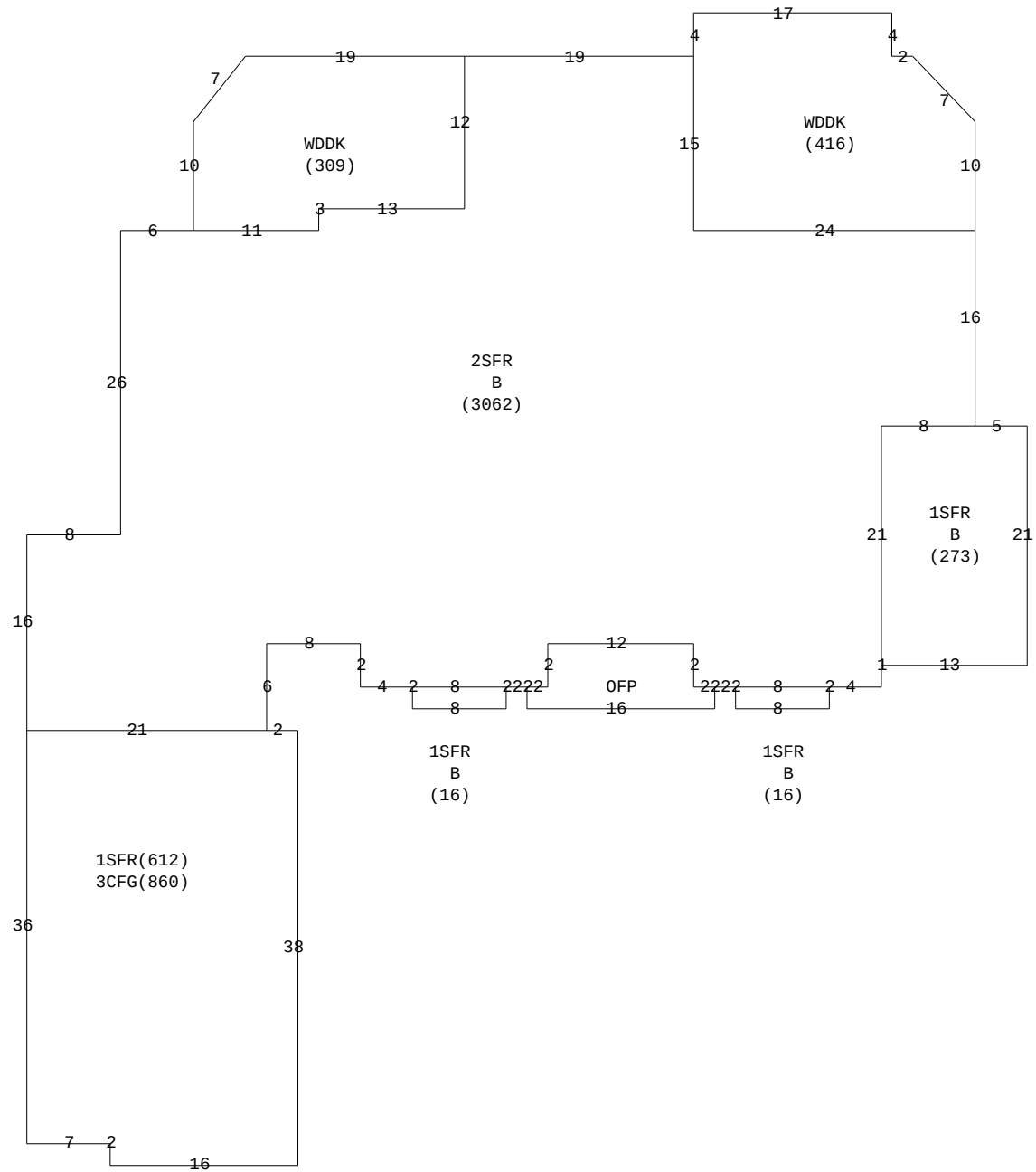
Total additions 144,779

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	38	684	110.5	2000	B	95,276	50	47,600
RPH Res. Pool House			624	126.5		B	99,499	50	49,700

Value at 70% 68,110

Value at 100% 97,300



2,799 SQ FT CONVEYED FROM AVONRIDGE (11 FAR HILLS) 497/876 \$30,000
COMBINED W/11 FAR HILLS DRIVE -TC MAP 04/97 JULY 2007

NAME CHANGE FROM BRACKETT TO LINSLEY V 604 P 1114 4/15/10