

Property at 00026 FAR HILLS DRIVE

Prop ID 5040026

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Administrative Information

Owner name: MARA JEANNINE L & JOHN J
Second name:
Address: 26 FAR HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 5040026 Neigh.: Zone: RU2A Vol: 592 Page: 9

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Sep-1999
Resident Land	1.42	315,000				Sale price: 1,218,483
Resident Dwelling	1.00	707,010				Sale valid:
					Values	
					Mkt value :	
					Cost value: 1,460,014	
Summary			Utilities		Sales ratios	
Total assessments	1,022,010		Water	Well	Cost/sale :	1.1982
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	1,022,010		Gas	None	Assmt/sale:	.8388

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.421	450,000	450,000			450,000	315,000
Primary Site		61,899						
		1.421 acres		Total land value			450,000	315,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	03	Wood Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	02	Unfinished	Half Baths	2
Grade	60	AA	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	5
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,876	630,660
Basement	Full with walk		
Heating	Yes A/C Yes		17,930
Plumbing	3 F/B 2 H/B 5 Add'l fix. 1 Wh/p Saunas		22,000
Attic	Unfinished Attic size: 2,876		32,733
Additions			102,050
Other Features	Mason Trim WB Stks		34,551
Sub-Total			839,924
Grade	AA	Factor 1.8500	1,553,859
CDU		C&D Factor 1.00	1,553,859
Depreciation		35 %	1,010,008
		Computed cost value @ 70%	707,006

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	925	41,442
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	AIR Air conditioning	672	2,043
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	FRUF Frame upper full	48	4,019
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 102,050

