

Property at 00029 FAR HILLS DRIVE

Prop ID 5040029

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Administrative Information

Owner name: YAFFEE ALLISON P
 Second name:
 Address: 29 FAR HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 5040029 Neigh.: Zone: RU2A Vol: 732 Page: 1232

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-Oct-2019	
Resident Land	2.00 210,000			Sale price: 1,274,000	
Resident Dwelling	1.00 919,880			Sale valid:	
Resident Outbldg	2.00 64,820			Values	
				Mkt value :	
Resident Excess	.02 120			Cost value: 1,706,886	
Summary		Utilities		Sales ratios	
Total assessments	1,194,820	Water Well		Cost/sale :	1.3398
Total exemptions		Sewer Public sewer		Mkt/sale :	
Net assessment	1,194,820	Gas None		Assmt/sale:	.9378

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	.023	7,500	173		173	121
Residual		1,002					
2.023 acres		Total land value		300,173		210,121	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
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	07	Propane Gas	Full Baths	6
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	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	5
Exterior Cond	05	Good	Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,828	621,290
Basement	Full with walk		
Heating	Yes A/C Yes		17,670
Plumbing	6 F/B 2 H/B 5 Add'l fix. 1 Wh/p Saunas		37,000
Attic	Unfinished Attic size: 1,280		16,690
Additions			191,107
Other Features	WB Stks RR		63,353
Sub-Total			947,110
Grade	AA	Factor 1.8500	1,752,154
CDU		C&D Factor 1.00	1,752,154
Depreciation		25 %	1,314,116
		Computed cost value @ 70%	919,881

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	BSMT Basement addition	208	3,833
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	AIR Air conditioning	208	632
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	780	20,662
P Porches, Patios, Decks	BPAT Brick/flagstone pati	780	17,787
P Porches, Patios, Decks	DECK Wood deck	288	7,629

Total additions 191,107

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	33	25	825	110.5	2006	C	91,204	50	45,600
RPH Res. Pool House			589	126.5		B	93,918	50	47,000
Value at 70%		64,820	Value at 100%		92,600				

