

Property at 00034 FAR HILLS DRIVE

Prop ID 5040034

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Administrative Information

Owner name: ABRAMS JONATHAN H AND
Second name: BERKE ADRIENNE B
Address: 34 FAR HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 5040034 Neigh.: Zone: RU2A Vol: 343 Page: 759

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 09-Feb-1998	
Resident Land	2.00 315,000			Sale price: 265,000	
Resident Dwelling	1.00 672,070			Sale valid: Y	
				Values	
Resident Excess	.04 230			Mkt value :	
				Cost value: 1,410,429	
Summary		Utilities		Sales ratios	
Total assessments	987,300	Water Well		Cost/sale :	5.3224
Total exemptions		Sewer Public sewer		Mkt/sale :	
Net assessment	987,300	Gas None		Assmt/sale:	3.7257

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	.043	7,500	323		323	226
Residual		1,873					
		2.043 acres		Total land value		450,323	315,226

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	60	AA	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,212
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,366
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	507,820
Basement	Full with walk		2,247	
Heating	Yes	A/C Yes		14,470
Plumbing	5 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				28,000
Other Features		WB Stks	RR	153,973
				37,123
Sub-Total				741,386
Grade	AA	Factor 1.8500		1,371,564
CDU		C&D Factor 1.00		1,371,564
Depreciation		30 %		960,095
Computed cost value @ 70%				672,067

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,032	46,236
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
P Porches, Patios, Decks	FOFF Frame open first flo	186	11,332
P Porches, Patios, Decks	DECK Wood deck	312	8,265
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	BSMT Basement addition	152	2,801
L Living Area	AIR Air conditioning	152	462
P Porches, Patios, Decks	FOFF Frame open first flo	280	17,059

Total additions 153,973

