

Property at 00035 FAR HILLS DRIVE

Prop ID 5040035

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Administrative Information

Owner name: HAGAN HEIDI D & JOHN R
 Second name:
 Address: 35 FAR HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 5040035 Neigh.: Zone: RU2A Vol: 648 Page: 1076

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jul-2005
Resident Land	2.00	210,000				Sale price: 2,000,000
Resident Dwelling	1.00	909,570				Sale valid:
Resident Outbldg	2.00	42,980				Values
Resident Excess	.08	430				Mkt value :
						Cost value: 1,661,400
Summary			Utilities		Sales ratios	
Total assessments		1,162,980	Water	Well	Cost/sale :	.8307
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		1,162,980	Gas	None	Assmt/sale:	.5815

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	.081	7,500	608			608	426
Residual		3,528						
2.081 acres		Total land value		300,608			210,426	

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	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	60	AA	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	1,020
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	7,528
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	3
			W/B openings	7
			Actual Year Built: 1998	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	3,040
Basement	Full with walk		662,690
Heating	Yes	A/C Yes	18,840
Plumbing	5 F/B	2 H/B	5 Add'l fix.
Attic	Fully Finished		1 Wh/p
Additions			Saunas
Other Features	Mason Trim WB Stks		RR
Sub-Total			1,003,388
Grade	AA	Factor 1.8500	1,856,268
CDU		C&D Factor 1.00	1,856,268
Depreciation		30 %	1,299,388
		Computed cost value @ 70%	909,572

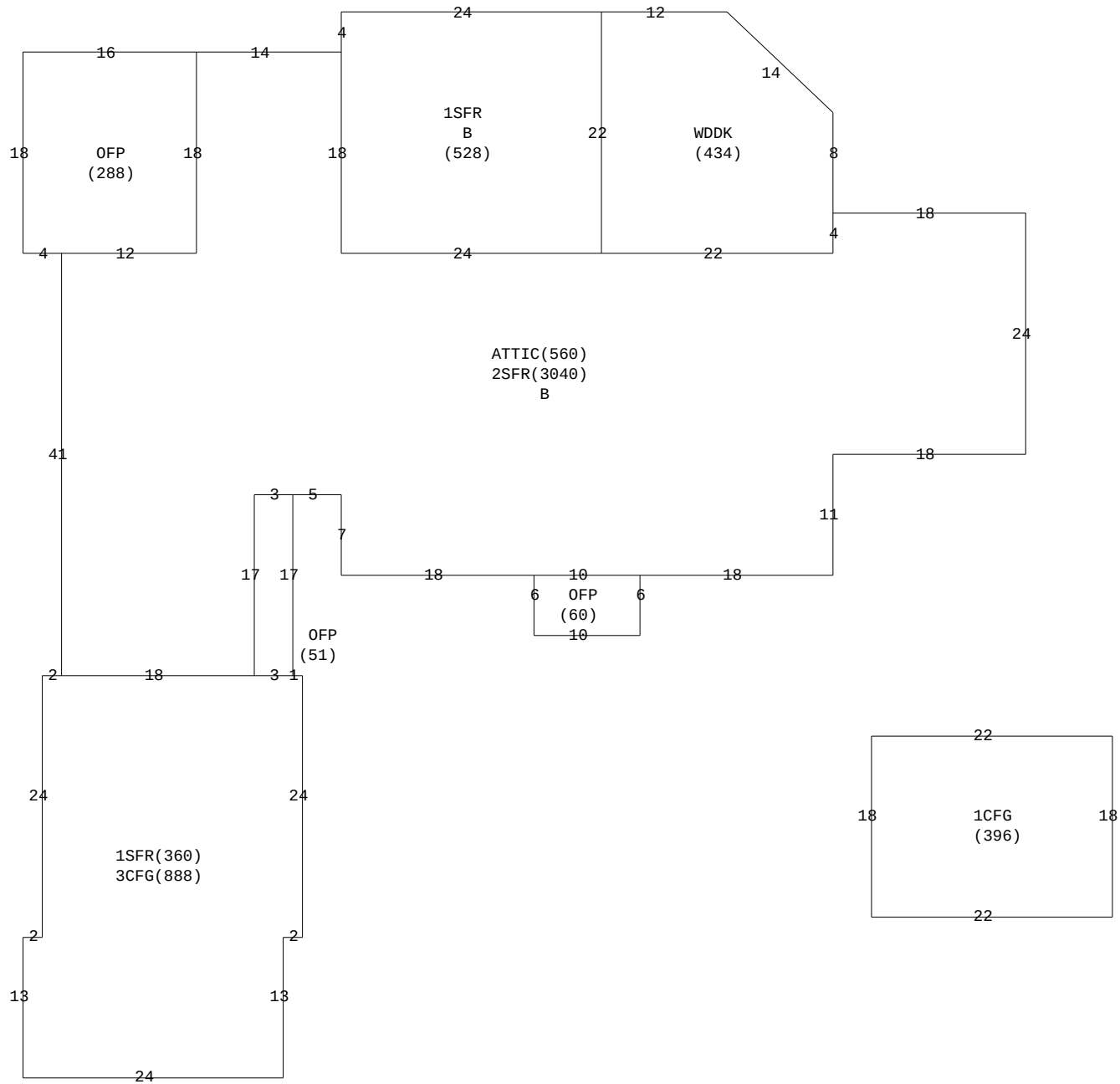
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	888	39,784
G Garages	FSF Full-story fin o/gar	360	24,114
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	FOFF Frame open first flo	288	17,547
L Living Area	BSMT Basement addition	528	9,730
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	AIR Air conditioning	528	1,605
P Porches, Patios, Decks	DECK Wood deck	434	11,497
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	51	3,107

Total additions 172,580

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	22	396	55.95	1998	A	34,342	50	17,200
Block Detach Garage									
RP5 Pool w/ Gunite	20	40	800	110.5	2006	C	88,440	50	44,200
Value at 70%		42,980	Value at 100%		61,400				



ATTIC AREA IS 560 sq ft 14x40