

Property at 00050 FAR HILLS DRIVE

Prop ID 5040050

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Administrative Information

Owner name: LAURENCIN CATO & CYNTHIA
Second name:
Address: 50 FAR HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 5040050 Neigh.: Zone: RU2A Vol: 579 Page: 743

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	315,000
Resident Dwelling	1.00	1,007,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Aug-2008
Sale price: 2,350,000
Sale valid:

Values

Resident Excess		
.88		4,600

Mkt value :
Cost value: 1,895,643

Summary

Total assessments	
1,326,950	
Total exemptions	
1,326,950	
Net assessment	

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8067
Mkt/sale :
Assmt/sale: .5647

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	.877	7,500	6,578		6,578	4,605
Residual		38,202					

2.877 acres

Total land value

456,578

319,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
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	6
Attic	99	None	Half Baths	1
Grade	60	AA	Addtn'l fixtures	6
Garage	23	Attached 3 car	Whirlpools	2
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	3
Interior Cond	05	Good	W/B openings	6
Exterior Cond	05	Good	Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	
Basement	Full with walk		3,098	706,900
Heating	Yes	A/C Yes		19,160
Plumbing	6 F/B	1 H/B	6 Add'l fix.	2 Wh/p
Attic	None		Attic size:	Saunas
Additions				277,090
Other Features		WB Stks	RR	71,607

Sub-Total				1,111,257
Grade	AA	Factor 1.8500		2,055,825
CDU		C&D Factor 1.00		2,055,825
Depreciation		30 %		1,439,078
		Computed cost value @ 70%		1,007,355

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	996	44,623
G Garages	FSF Full-story fin o/gar	900	60,286
L Living Area	BSMT Basement addition	324	5,971
L Living Area	MAFF Masonry first floor	324	38,450
L Living Area	AIR Air conditioning	324	985
P Porches, Patios, Decks	DECK Wood deck	744	19,709
L Living Area	BSMT Basement addition	25	461
L Living Area	MAFF Masonry first floor	25	2,967
L Living Area	AIR Air conditioning	900	2,736
L Living Area	BSMT Basement addition	720	13,268
L Living Area	MAFF Masonry first floor	720	85,445
L Living Area	AIR Air conditioning	720	2,189

Total additions 277,090

