

Property at 00051 FAR HILLS DRIVE

Prop ID 5040051

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Administrative Information

Owner name: OCONNOR MARY I
Second name:
Address: 51 FAR HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 5040051 Neigh.: Zone: RU2A Vol: 386 Page: 1058

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 21-Jun-2000	
Resident Land	2.00 210,000			Sale price: 240,000	
Resident Dwelling	1.00 754,210			Sale valid: Y	
				Values	
Resident Excess	.07 380			Mkt value :	
				Cost value: 1,377,986	
Summary		Utilities		Sales ratios	
Total assessments	964,590	Water Well		Cost/sale :	5.7416
Total exemptions		Sewer Public sewer		Mkt/sale :	
Net assessment	964,590	Gas None		Assmt/sale:	4.0191

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	.073	7,500	548		548	384
Residual		3,180					
		2.073 acres		Total land value		300,548	210,384

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	03	Wood Shingles	Story Height 2.0	
Roof Type	01	Gable		
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	4
Attic	02	Unfinished	Half Baths	2
Grade	60	AA	Addtn'l fixtures	7
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	
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	3
Exterior Cond	05	Good	Actual Year Built: 2001	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,458	549,030
Basement	Full with walk		
Heating	Yes A/C Yes		15,630
Plumbing	4 F/B 2 H/B 7 Add'l fix. 1 Wh/p Saunas		28,000
Attic	Unfinished Attic size: 2,458		28,531
Additions			106,864
Other Features	WB Stks RR		48,479
Sub-Total			776,534
Grade	AA	Factor 1.8500	1,436,588
CDU		C&D Factor 1.00	1,436,588
Depreciation		25 %	1,077,441
		Computed cost value @ 70%	754,209

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	735	32,929
G Garages	FSF Full-story fin o/gar	635	42,535
L Living Area	AIR Air conditioning	635	1,930
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	518	13,722
L Living Area	AIR Air conditioning	28	85
		Total additions	106,864

