

Property at 00056 FAR HILLS DRIVE

Prop ID 5040056

Printed 07-Feb-2024 9:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PATEL ASHOK AND KIRTI
 Second name:
 Address: 56 FAR HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 5040056 Neigh.: Zone: RU2A Vol: 408 Page: 805

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Aug-2001
Resident Land	2.00	315,000				Sale price: 500,000
Resident Dwelling	1.00	1,358,090				Sale valid:
Resident Outbldg	1.00	21,840				Values
Resident Excess	.35	1,810				Mkt value :
						Cost value: 2,423,914
Summary			Utilities		Sales ratios	
Total assessments		1,696,740	Water	Well	Cost/sale :	4.8478
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		1,696,740	Gas	None	Assmt/sale:	3.3935

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	.345	7,500	2,588			2,588	1,812
Residual		15,028						
2.345 acres		Total land value		452,588			316,812	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	06	Brick		
Roof Material	03	Wood Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Bedrooms	6
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	6
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	9
Grade	63	AA+	Whirlpools	3
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	3
Basement	04	Full with walk-o	W/B stacks	3
Bsmt Fin Qual	01	Unfinished	W/B openings	4
Air Condition	01	Central Air	# Living Units 1	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	4,053	902,500
Basement	Full with walk				
Heating	Yes	A/C Yes			24,420
Plumbing	6 F/B	1 H/B	9 Add'l fix.	3 Wh/p	Saunas 40,500
Attic	None		Attic size:		
Additions					386,633
Other Features		WB Stks M Stks			31,750
Sub-Total					1,385,803
Grade	AA+	Factor 2.0000			2,771,606
CDU		C&D Factor 1.00			2,771,606
Depreciation		30 %			1,940,124
		Computed cost value @ 70%			1,358,087

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,048	46,952
L Living Area	MAUF Masonry upper full	941	84,153
L Living Area	AIR Air conditioning	941	2,861
L Living Area	BSMT Basement addition	560	10,320
L Living Area	MAFF Masonry first floor	560	66,457
L Living Area	AIR Air conditioning	560	1,702
L Living Area	BSMT Basement addition	557	10,264
L Living Area	MAFF Masonry first floor	557	66,101
L Living Area	AIR Air conditioning	557	1,693
P Porches, Patios, Decks	TERR Terrace	2,206	87,653
P Porches, Patios, Decks	CNPY Canopy	400	8,477

Total additions 386,633

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	32	448	110.5	2003	B	62,403	50	31,200
Value at 70%	21,840		Value at 100%		31,200				

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Prop ID 5040056 Card 01

No sketch for this property