

Property at 00070 FAR HILLS DRIVE

Prop ID 5040070

Printed 07-Feb-2024 9:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COLE DENIS C & KAM V
 Second name:
 Address: 70 FAR HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 98 043
 Lot: 5040070 Neigh.: Zone: RU2A Vol: 762 Page: 100

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	315,000
Resident Dwelling	1.00	791,240
Resident Outbldg	1.00	26,530

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 02-Jul-2021
 Sale price: 1,447,500
 Sale valid:

Values

Mkt value :
 Cost value: 1,634,900

Summary

Total assessments	1,144,430
Total exemptions	
Net assessment	1,144,430

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1295
 Mkt/sale :
 Assmt/sale: .7906

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	2.220	7,500	16,650		16,650	11,655
Residual		96,703					

4.220 acres

Total land value

466,650

326,655

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,519	560,940
Basement	Full with walk			
Heating	Yes	A/C Yes		15,970
Plumbing	5 F/B	1 H/B	5 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished		Attic size: 336	14,951
Additions				292,280
Other Features	Mason Trim WB Stks M Stks RR			66,010

Sub-Total		978,651
Grade	A+	Factor 1.6500
CDU		C&D Factor 1.00
Depreciation		30 %
	Computed cost value @ 70%	791,239

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	40,859
G Garages	FSF Full-story fin o/gar	788	52,783
L Living Area	AIR Air conditioning	788	2,396
L Living Area	BSMT Basement addition	675	12,439
L Living Area	FRFF Frame first floor	675	77,275
L Living Area	AIR Air conditioning	675	2,052
P Porches, Patios, Decks	TERR Terrace	616	24,476
P Porches, Patios, Decks	FEFF Frame enclosed first	1,696	80,000

Total additions 292,280

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
IP1 Indoor pool	14	49	686	110.5	2004	C	75,837	50	37,900

Value at 70% 26,530

Value at 100% 37,900

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	07	Hydro Air	
Fuel	01	Oil	
Attic	01	Fully Finished	
Grade	53	A+	
Garage	23	Attached 3 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2003

