

Property at 00071 FAR HILLS DRIVE

Prop ID 5040071

Printed 15-Oct-2025 9:24 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LAFRENIERE NORA E
 Second name:
 Address: 71 FAR HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 5040071 Neigh.: Zone: RU2A Vol: 807 Page: 1179

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Oct-2025
Resident Land	2.00	210,000				Sale price: 1,900,000
Resident Dwelling	1.00	754,500				Sale valid:
Resident Outbldg	2.00	65,030				Values
						Mkt value :
Resident Excess	.08	430				Cost value: 1,471,371
Summary			Utilities		Sales ratios	
Total assessments		1,029,960	Water	Well	Cost/sale :	.7744
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		1,029,960	Gas	None	Assmt/sale:	.5421

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	.082	7,500	615			615	431
Residual		3,572						
2.082 acres		Total land value		300,615			210,431	

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	60	AA	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
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	6
Air Condition	01	Central Air	Living area	1,250
Interior Cond	05	Good	Whirlpools	6,240
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 2000	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,405	538,680
Basement	Full with walk		
Heating	Yes A/C Yes		15,340
Plumbing	5 F/B 2 H/B 6 Add'l fix. 1 Wh/p	Saunas	32,500
Attic	Fully Finished Attic size: 608		20,631
Additions			116,861
Other Features	WB Stks M Stks RR		52,826
Sub-Total			776,838
Grade	AA	Factor 1.8500	1,437,150
CDU		C&D Factor 1.00	1,437,150
Depreciation		25 %	1,077,863
		Computed cost value @ 70%	754,504

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	756	33,870
G Garages	FSF Full-story fin o/gar	630	42,200
L Living Area	AIR Air conditioning	630	1,915
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	348	9,219
L Living Area	BSMT Basement addition	176	3,243
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535

Total additions 116,861

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2003	B	90,262	50	45,100
RPH Res. Pool House			600	126.5		B	95,672	50	47,800
Value at 70%	65,030		Value at 100%		92,900				

