

Property at 00076 FAR HILLS DRIVE

Prop ID 5040076

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Administrative Information

Owner name: SCHALLER TRICIA A
 Second name:
 Address: 76 FAR HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 5040076 Neigh.: Zone: RU2A Vol: 689 Page: 345

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	210,000
Resident Dwelling	1.00	925,170
Resident Outbldg	1.00	43,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Aug-2015
 Sale price: 1,115,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,689,471

Summary

Total assessments	1,182,630
Total exemptions	
Net assessment	1,182,630

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5152
 Mkt/sale :
 Assmt/sale: 1.0607

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	.679	7,500	5,093			5,093	3,565
Residual		29,577						

2.679 acres

Total land value

305,093

213,565

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	13
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	6
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	5
Attic	99	None	Half Baths	2
Grade	60	AA	Addtn'l fixtures	8
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	3
Air Condition	01	Central Air	W/B openings	7
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2000	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		3,186	691,200
Basement	Full with walk				
Heating	Yes	A/C Yes			19,640
Plumbing	5 F/B	2 H/B	8 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		33,500
Additions					208,871
Other Features	Mason Trim	WB Stks	RR		67,388

Sub-Total					1,020,599
Grade	AA	Factor 1.8500			1,888,108
CDU		C&D Factor 1.00			1,888,108
Depreciation		30 %			1,321,676
		Computed cost value @ 70%			925,173

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,224	54,838
G Garages	FSF Full-story fin o/gar	960	64,305
L Living Area	AIR Air conditioning	960	2,918
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	FRFF Frame first floor	70	8,014
P Porches, Patios, Decks	FOFF Frame open first flo	266	16,206
P Porches, Patios, Decks	DECK Wood deck	266	7,046
L Living Area	OVER Frame Overhang	80	7,327
L Living Area	AIR Air conditioning	80	243
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,843	42,028

Total additions 208,871

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	27	42	1,134	110.5	2011	C	125,364	50	62,700
Value at 70%			43,890				Value at 100%		62,700

