

Property at 00077 FAR HILLS DRIVE

Prop ID 5040077

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Administrative Information

Owner name: PATEL ERIC JAY AND
Second name: PATEL TRACEY EPSTEIN
Address: 77 FAR HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 5040077 Neigh.: Zone: RU2A Vol: 717 Page: 1230

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 05-Apr-2018	
Resident Land	2.00 210,000			Sale price: 1,275,000	
Resident Dwelling	1.00 948,620			Sale valid:	
				Values	
Resident Excess	.19 980			Mkt value :	
				Cost value: 1,656,571	
Summary		Utilities		Sales ratios	
Total assessments	1,159,600	Water Well		Cost/sale :	1.2993
Total exemptions		Sewer Public sewer		Mkt/sale :	
Net assessment	1,159,600	Gas None		Assmt/sale:	.9095

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	.186	7,500	1,395		1,395	977
Residual		8,102					
		2.186 acres		Total land value		301,395	210,977

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	60	AA	Full Baths	7
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	8,458
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	3
			W/B openings	6
		Actual Year Built: 2004		

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	3,637	779,280
Basement	Full			
Heating	Yes	A/C Yes		22,130
Plumbing	7 F/B	1 H/B	4 Add'l fix.	1 Wh/p Saunas
Attic	Unfinished		Attic size: 1,050	38,000
Additions				14,378
Other Features		WB Stks		164,926
				27,750
Sub-Total				1,046,464
Grade	AA	Factor 1.8500		1,935,958
CDU		C&D Factor 1.00		1,935,958
Depreciation		30 %		1,355,171
		Computed cost value @ 70%		948,620

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,175	52,642
G Garages	FSF Full-story fin o/gar	900	60,286
L Living Area	AIR Air conditioning	900	2,736
P Porches, Patios, Decks	TERR Terrace	658	26,145
L Living Area	BSMT Basement addition	84	1,548
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
P Porches, Patios, Decks	FOFF Frame open first flo	114	6,946

Total additions 164,926

