

Property at 00056 FAR HILLS DRIVE

Prop ID 5040056

Printed 15-Feb-2019 4:06 AM 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

Building Valuation Summary

		Area	
Dwelling	Masonry 2 story w/bsmt	4,053	644,880
Basement	Full with walk		
Heating	Yes A/C Yes		18,630
Plumbing	6 F/B 1 H/B 9 Add'l fix. 3 Wh/p Saunas		32,400
Attic	None Attic size:		
Additions			292,497
Other Features	WB Stks M Stks		26,000
Sub-Total			1,014,407
Grade	AA+	Factor 2.5000	2,536,018
CDU		C&D Factor 1.00	2,536,018
Depreciation		30 %	1,775,213
Computed cost value @ 70%			1,242,649

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 2.00 175,000		Sale price: 500,000
Resident Excess .35 1,810		Sale valid:
Resident Dwelling 1.00 1,242,650		Values
Resident Outbldg 1.00 16,180		Mkt value :
Summary		Cost value: 2,050,914
Total assessments 1,435,640	Utilities	Sales ratios
Total exemptions	Water Well	Cost/sale : 4.1018
Net assessment 1,435,640	Sewer Public sewer	Mkt/sale :
	Gas None	Assmt/sale: 2.8713

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,048	40,881
L Living Area	MAUF Masonry upper full	941	62,335
L Living Area	AIR Air conditioning	941	2,119
L Living Area	BSMT Basement addition	560	7,644
L Living Area	MAFF Masonry first floor	560	49,227
L Living Area	AIR Air conditioning	560	1,261
L Living Area	BSMT Basement addition	557	7,603
L Living Area	MAFF Masonry first floor	557	48,964
L Living Area	AIR Air conditioning	557	1,255
P Porches, Patios, Decks	TERR Terrace	2,206	64,929
P Porches, Patios, Decks	CNPY Canopy	400	6,279
Total additions			292,497

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	250,000	250,000		250,000	175,000
Primary Site		87,120					
RES	12	.345	7,500	2,588		2,588	1,812
Residual		15,028					
		2.345 acres		Total land value		252,588	176,812

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	Garage cars	4
Floors	01	Hardwood	Bedrooms	6
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	6
Attic	99	None	Half Baths	1
Grade	63	AA+	Addtn'l fixtures	9
Garage	24	Attached 4 car	Whirlpools	3
Area Over Gar.	01	Fully Finished	Saunas	1
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	3
Air Condition	01	Central Air	W/B stacks	3
Interior Cond	05	Good	W/B openings	4
Exterior Cond	05	Good	Actual Year Built: 2002	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	32	448	81.90	2003	B	46,231	50	23,120
Value at 70%			16,184	Value at 100%			23,120		

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Prop ID 5040056 Card 01

No sketch for this property