

Property at 00049 FOXCROFT RUN

Prop ID 2330049

Printed 06-Feb-2024 11:52 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MOZZICATO SUSAN M  
 Second name:  
 Address: 49 FOXCROFT RUN  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
 Lot: 2330049 Neigh.: Zone: R40 Vol: 785 Page: 1285

| Assessments       |         |         | Exemptions |             | Last sale           |                        |
|-------------------|---------|---------|------------|-------------|---------------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount              | Sale date: 10-Jul-2023 |
| Resident Land     | .92     | 122,500 |            |             |                     | Sale price: 750,000    |
| Resident Dwelling | 1.00    | 314,220 |            |             |                     | Sale valid:            |
|                   |         |         |            |             | Values              |                        |
| Resident Excess   | .61     | 3,200   |            |             |                     | Mkt value :            |
|                   |         |         |            |             | Cost value: 628,457 |                        |
| Summary           |         |         | Utilities  |             | Sales ratios        |                        |
| Total assessments | 439,920 |         | Water      | Connecticut | Cost/sale :         | .8379                  |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :          |                        |
| Net assessment    | 439,920 |         | Gas        | None        | Assmt/sale:         | .5866                  |

## Land Information

| Type              | Use | Acres/SqFt | Rate      | Total   | Infl         | Fact | Value               | 70% Value |
|-------------------|-----|------------|-----------|---------|--------------|------|---------------------|-----------|
| PRIM              | 11  | .920       | 175,000   | 175,000 |              |      | 175,000             | 122,500   |
| Primary Site      |     | 40,075     |           |         |              |      |                     |           |
| RES               | 12  | .610       | 7,500     | 4,575   |              |      | 4,575               | 3,203     |
| Residual          |     | 26,572     |           |         |              |      |                     |           |
|                   |     |            |           |         |              |      | Values              |           |
|                   |     |            |           |         |              |      | Cost value: 628,457 |           |
| Summary           |     |            | Utilities |         | Sales ratios |      |                     |           |
| Total assessments |     |            | 439,920   |         | Water        |      | Connecticut         |           |
| Total exemptions  |     |            |           |         | Sewer        |      | Septic              |           |
| Net assessment    |     |            | 439,920   |         | Gas          |      | None                |           |
|                   |     |            |           |         | Cost/sale :  |      | .8379               |           |
|                   |     |            |           |         | Mkt/sale :   |      |                     |           |
|                   |     |            |           |         | Assmt/sale:  |      | .5866               |           |

1.530 acres

Total land value

179,575

125,703

## Building Valuation Summary

|                           |       | Area            |              |         |         |
|---------------------------|-------|-----------------|--------------|---------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | 1,494        | 360,770 |         |
| Basement                  | Full  |                 |              |         |         |
| Heating                   | Yes   | A/C Yes         |              | 10,320  |         |
| Plumbing                  | 2 F/B | 2 H/B           | 1 Add'l fix. | 1 Wh/p  | 15,000  |
| Attic                     | None  |                 | Attic size:  |         |         |
| Additions                 |       |                 |              |         | 97,305  |
| Other Features            |       | WB Stks         | RR           |         | 28,152  |
| Sub-Total                 |       |                 |              |         | 511,547 |
| Grade                     | B+    | Factor 1.3500   |              |         | 690,588 |
| CDU                       |       | C&D Factor 1.00 |              |         | 690,588 |
| Depreciation              |       | 35 %            |              |         | 448,882 |
| Computed cost value @ 70% |       |                 |              |         | 314,217 |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| G Garages                | FRL Attached frame GT 65  | 1,032 | 46,236 |
| L Living Area            | FRFF Frame first floor    | 216   | 24,728 |
| L Living Area            | AIR Air conditioning      | 216   | 657    |
| P Porches, Patios, Decks | DECK Wood deck            | 396   | 10,490 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 144   | 13,732 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 24    | 1,462  |
| Total additions          |                           |       | 97,305 |

## 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             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 07   | Propane Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 43   | B+               | Full Baths              | 2     |
| Garage         | 23   | Attached 3 car   | Half Baths              | 2     |
| Area Over Gar. | 99   | None             | Masonry trim sf         |       |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 1     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 854   |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,204 |
|                |      |                  | # Living Units          |       |
|                |      |                  | Actual Year Built: 1986 |       |

