

Property at 00035 FOOTHILLS DRIVE

Prop ID 2290035

Printed 03-Feb-2026 2:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GIRAFFI FAMILY TRUST
 Second name:
 Address: 35 FOOTHILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 2290035 Neigh.: Zone: RU2A Vol: 807 Page: 303

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 09-Sep-2025	
Resident Land	2.00 140,000	AAA Veteran	1,000	Sale price: 1,350,000	
Resident Dwelling	1.00 705,550	CAB Add Vet	500	Sale valid:	
		DAC Veteran	10,000	Values	
Resident Excess	.23 1,220			Mkt value :	
				Cost value: 1,209,671	
Summary		Utilities		Sales ratios	
Total assessments	846,770	Water Well		Cost/sale :	.8961
Total exemptions	11,500	Sewer Public sewer		Mkt/sale :	
Net assessment	835,270	Gas None		Assmt/sale:	.6272

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000		200,000	140,000
Primary Site		87,120					
RES	12	.232	7,500	1,740		1,740	1,218
Residual		10,106					
2.232 acres		Total land value		201,740		141,218	

Residential Dwelling Information

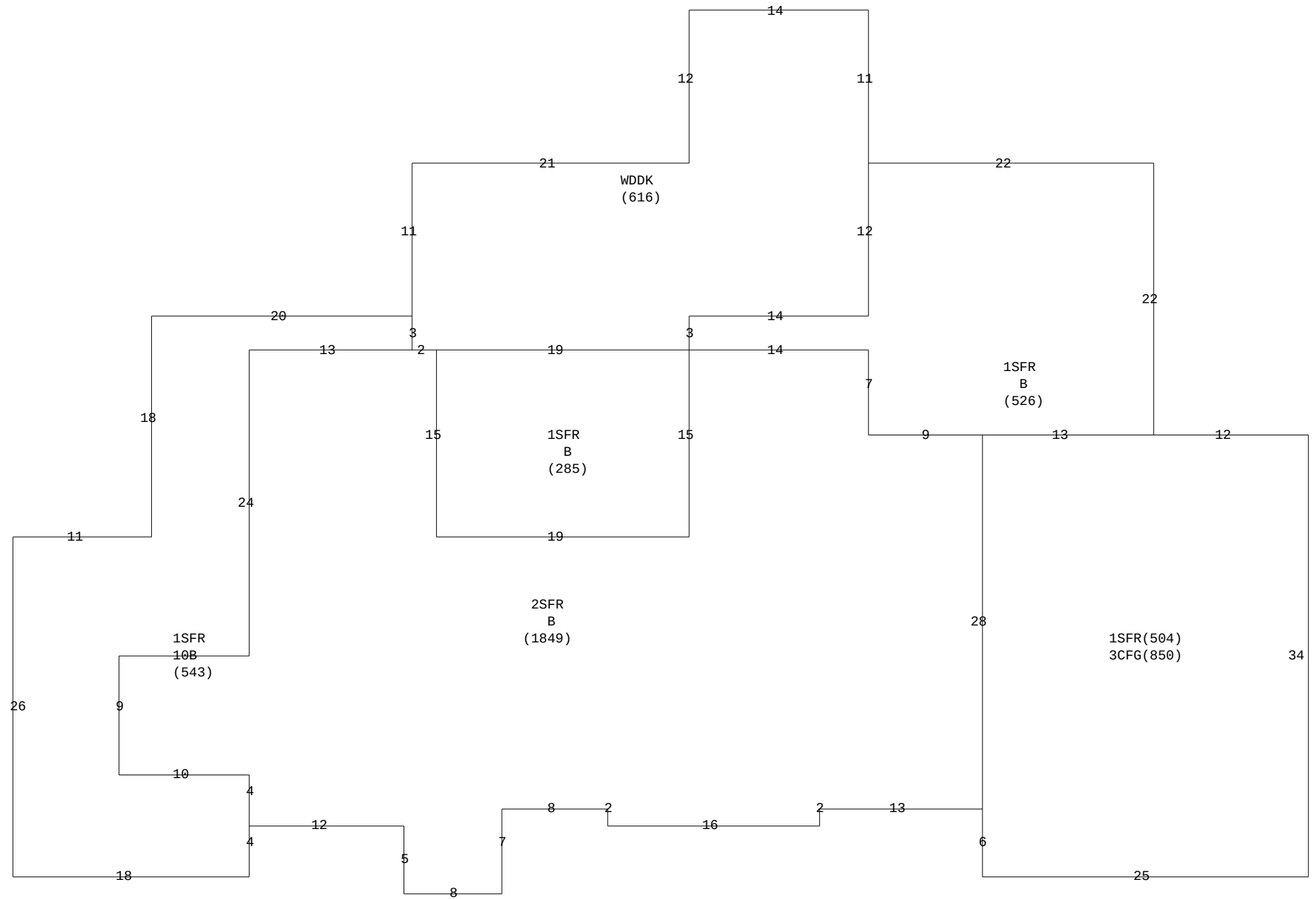
Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Half bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,556
		Saunas		# Living Units
		M/F stacks		
		W/B stacks		2
		W/B openings		2
		Actual Year Built: 1998		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	430,100
Basement	Full		1,849	
Heating	Yes	A/C Yes		12,280
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	25,500
Attic	None	Attic size:	Saunas	
Additions				282,206
Other Features		WB Stks		13,500
Sub-Total				763,586
Grade	A+	Factor 1.6500		1,259,917
CDU		C&D Factor 1.00		1,259,917
Depreciation		20 %		1,007,934
		Computed cost value @ 70%		705,554

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	543	10,006
L Living Area	FRFF Frame first floor	543	62,163
L Living Area	AIR Air conditioning	543	1,651
L Living Area	BSMT Basement addition	285	5,252
L Living Area	FRFF Frame first floor	285	32,627
L Living Area	AIR Air conditioning	285	866
L Living Area	BSMT Basement addition	526	9,693
L Living Area	FRFF Frame first floor	526	60,217
L Living Area	AIR Air conditioning	526	1,599
G Garages	FRL Attached frame GT 65	850	38,082
L Living Area	FRUF Frame upper full	504	42,200
L Living Area	AIR Air conditioning	504	1,532
P Porches, Patios, Decks	DECK Wood deck	616	16,318
Total additions			282,206



MORTG DEED HAS HALLEY C ALLAIRE AS TTEE OF GIRAFFI FAMILY TRUST