

Property at 00016 FOX DEN ROAD

Prop ID 2320016

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Administrative Information

Owner name: GIANNINI KRISTINA N
Second name:
Address: 16 FOX DEN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2320016 Neigh.: Zone: R40 Vol: 577 Page: 645

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 03-Oct-2005	
Resident Land	.72 105,000			Sale price: 417,500	
Resident Dwelling	1.00 269,980			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	535,686
Summary		Utilities		Sales ratios	
Total assessments	374,980	Water	Connecticut	Cost/sale :	1.2831
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	374,980	Gas	None	Assmt/sale:	.8982

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.720	150,000	150,000		150,000	105,000
Primary Site		31,363					
		.720 acres		Total land value		150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	14	Salt Box		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,198	302,960
Basement	Full				
Heating	Yes	A/C Yes			8,690
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	11,000
Attic	None		Attic size:		
Additions					121,471
Other Features		WB Stks	RR		26,793
Sub-Total					470,914
Grade	B	Factor 1.2600			593,352
CDU		C&D Factor 1.00			593,352
Depreciation		35 %			385,679
Computed cost value @ 70%					269,975

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	554	14,675
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
L Living Area	BSMT Basement addition	168	3,096
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	BSMT Basement addition	152	2,801
L Living Area	AIR Air conditioning	152	462
L Living Area	OVER Frame Overhang	45	4,121
L Living Area	AIR Air conditioning	45	137
Total additions			121,471

