

Property at 00035 FOX DEN ROAD

Prop ID 2320035

Printed 06-Feb-2024 11:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EWBANK DAVID C AND
 Second name: KATHLEEN W
 Address: 35 FOX DEN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2320035 Neigh.: Zone: R40 Vol: 090 Page: 0016

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	15-Aug-1975
Resident Land	.71 105,000			Sale price:	72,000
Resident Dwelling	1.00 226,310			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	473,300
Summary		Utilities		Sales ratios	
Total assessments	331,310	Water	Connecticut	Cost/sale :	6.5736
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	331,310	Gas	None	Assmt/sale:	4.6015

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.710	150,000	150,000		150,000	105,000
Primary Site		30,928					
		.710 acres		Total land value		150,000	105,000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,000	264,290
Basement	Full				
Heating	Yes	A/C Yes			7,600
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					100,858
Other Features		WB Stks			13,500
Sub-Total					394,748
Grade	B	Factor 1.2600			497,382
CDU		C&D Factor 1.00			497,382
Depreciation		35 %			323,298
Computed cost value @ 70%					226,309

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	300	7,947
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	FRFF Frame first floor	378	43,274
L Living Area	BSMT Basement addition	378	6,966
P Porches, Patios, Decks	FOFF Frame open first flo	63	3,838
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	378	1,149
L Living Area	AIR Air conditioning	40	122
Total additions			100,858

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	99	None	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2,418
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1967				

