

Property at 00044 FOX DEN ROAD

Prop ID 2320044

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Administrative Information

Owner name: LEPITO STEVEN A AND
 Second name: LISA S
 Address: 44 FOX DEN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2320044 Neigh.: Zone: R40 Vol: 320 Page: 1043

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 03-Jul-1996	
Resident Land	.69 105,000	EAB Disabled	1,000	Sale price:	216,000
Resident Dwelling	1.00 242,860			Sale valid:	
Resident Outbldg	1.00 980			Values	
				Mkt value :	
				Cost value:	498,343
Summary		Utilities		Sales ratios	
Total assessments	348,840	Water Connecticut		Cost/sale :	2.3071
Total exemptions	1,000	Sewer Septic		Mkt/sale :	
Net assessment	347,840	Gas None		Assmt/sale:	1.6150

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	150,000	150,000		150,000	105,000
Primary Site		30,056					
		.690 acres		Total land value		150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,432	304,020
Basement	Full				
Heating	Yes	A/C Yes			8,700
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					131,088
Other Features	Mason Trim WB Stks		Unfin		3,392
Sub-Total					456,200
Grade	B-	Factor 1.1700			533,754
CDU		C&D Factor 1.00			533,754
Depreciation		35 %			346,940
Computed cost value @ 70%					242,858

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580
G Garages	FR Attached frame LE 65	576	25,187
G Garages	CRPT Open carport	216	3,662
P Porches, Patios, Decks	BPAT Brick/flagstone pati	306	6,978
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	DECK Wood deck	243	6,437
L Living Area	AIR Air conditioning	644	1,958
Total additions			131,088

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%		980	Value at 100%		1,400				

