

Property at 00050 FOX DEN ROAD

Prop ID 2320050

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## Administrative Information

Owner name: MUIR-KATZ ALISON  
 Second name:  
 Address: 50 FOX DEN ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
 Lot: 2320050 Neigh.: Zone: R40 Vol: 815 Page: 737

| Assessments       |              | Exemptions |             | Last sale    |             |
|-------------------|--------------|------------|-------------|--------------|-------------|
| Assmt category    | Qty Amount   | Exempt Cat | Amount      | Sale date:   | 15-Aug-2006 |
| Resident Land     | .79 105,000  |            |             | Sale price:  | 485,000     |
| Resident Dwelling | 1.00 252,190 |            |             | Sale valid:  | Y           |
|                   |              |            |             | Values       |             |
|                   |              |            |             | Mkt value :  |             |
|                   |              |            |             | Cost value:  | 510,271     |
| Summary           |              | Utilities  |             | Sales ratios |             |
| Total assessments | 357,190      | Water      | Connecticut | Cost/sale :  | 1.0521      |
| Total exemptions  |              | Sewer      | Septic      | Mkt/sale :   |             |
| Net assessment    | 357,190      | Gas        | None        | Assmt/sale:  | .7365       |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM         | 11  | .790       | 150,000 | 150,000          |           | 150,000 | 105,000   |
| Primary Site |     | 34,412     |         |                  |           |         |           |
|              |     | .790 acres |         | Total land value |           | 150,000 | 105,000   |

## 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             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 04   | Full with walk-o | W/B stacks              | 2 |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            | 3 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1963 |   |

## Building Valuation Summary

|                |                | Area                      |            |         |
|----------------|----------------|---------------------------|------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt            | 900        | 244,760 |
| Basement       | Full with walk |                           |            |         |
| Heating        | Yes            | A/C Yes                   |            | 7,050   |
| Plumbing       | 2 F/B          | 1 H/B                     | Add'l fix. | Wh/p    |
| Attic          | None           | Attic size:               |            | Saunas  |
| Additions      |                |                           |            | 152,307 |
| Other Features | WB Stks        |                           | RR         | 27,277  |
| Sub-Total      |                |                           |            | 439,894 |
| Grade          | B              | Factor 1.2600             |            | 554,266 |
| CDU            |                | C&D Factor 1.00           |            | 554,266 |
| Depreciation   |                | 35 %                      |            | 360,273 |
|                |                | Computed cost value @ 70% |            | 252,191 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 552  | 24,250 |
| L Living Area            | BSMT Basement addition    | 224  | 4,128  |
| L Living Area            | FRFF Frame first floor    | 224  | 25,644 |
| L Living Area            | FRUF Frame upper full     | 224  | 18,756 |
| L Living Area            | BSMT Basement addition    | 180  | 3,317  |
| L Living Area            | FRFF Frame first floor    | 180  | 20,607 |
| L Living Area            | BSMT Basement addition    | 192  | 3,538  |
| L Living Area            | FRFF Frame first floor    | 192  | 21,980 |
| L Living Area            | FRUF Frame upper full     | 192  | 16,076 |
| L Living Area            | AIR Air conditioning      | 224  | 681    |
| L Living Area            | AIR Air conditioning      | 224  | 681    |
| L Living Area            | AIR Air conditioning      | 180  | 547    |
| L Living Area            | AIR Air conditioning      | 192  | 584    |
| L Living Area            | AIR Air conditioning      | 192  | 584    |
| L Living Area            | AIR Air conditioning      | 64   | 195    |
| L Living Area            | FRFF Frame first floor    | 64   | 7,327  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 56   | 3,412  |

Total additions 152,307

