

Property at 00051 FOX DEN ROAD

Prop ID 2320051

Printed 06-Feb-2024 11:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MONTAGNA JAMES E AND
Second name: DAVIS MAYA M
Address: 51 FOX DEN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2320051 Neigh.: Zone: R40 Vol: 662 Page: 779

Assessments

Assmt category	Qty	Amount
Resident Land	.82	105,000
Resident Dwelling	1.00	193,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Jun-2013
Sale price: 320,000
Sale valid:

Values

Mkt value :
Cost value: 426,257

Summary

Total assessments	298,380
Total exemptions	
Net assessment	298,380

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3321
Mkt/sale :
Assmt/sale: .9324

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.820	150,000	150,000			150,000	105,000
Primary Site		35,719						

.820 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
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	Addn'l fixtures	
Grade	37	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	04	Living Area w/o	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,068	277,570
Basement	Full with walk			
Heating	Yes	A/C Yes		7,980
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				42,850
Other Features		WB Stks		26,365

Sub-Total			363,265
Grade	B-	Factor 1.1700	425,020
CDU		C&D Factor 1.00	425,020
Depreciation		35 %	276,263
		Computed cost value @ 70%	193,384

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	DECK Wood deck	313	8,291
L Living Area	FRFF Frame first floor	22	2,519
P Porches, Patios, Decks	BPAT Brick/flagstone pati	192	4,378
G Garages	FR Attached frame LE 65	552	24,250

Total additions 42,850

