

Property at 00054 FOX DEN ROAD

Prop ID 2320054

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Administrative Information

Owner name: BEAUREGARD TIMOTHY P
 Second name:
 Address: 54 FOX DEN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2320054 Neigh.: Zone: R40 Vol: 763 Page: 329

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Mar-2000
Resident Land	.92	105,000				Sale price: 289,000
Resident Dwelling	1.00	205,590				Sale valid:
					Values	
Resident Excess	.02	110			Mkt value :	
					Cost value:	443,857
Summary			Utilities		Sales ratios	
Total assessments		310,700	Water	Connecticut	Cost/sale :	1.5358
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		310,700	Gas	None	Assmt/sale:	1.0751

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.020	7,500	150		150	105
Residual		871					
		.940 acres	Total land value			150,150	105,105

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	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	Addn'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	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				936	251,790
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							96,199
Other Features		WB Stks	RR				29,213
Sub-Total							386,202
Grade	B-		Factor 1.1700				451,856
CDU			C&D Factor 1.00				451,856
Depreciation			35 %				293,706
						Computed cost value @ 70%	205,594

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	264	6,993
L Living Area	FRFF Frame first floor	88	10,074
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	BSMT Basement addition	234	4,312
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRFF Frame first floor	108	12,364
P Porches, Patios, Decks	UTIL Utility building	128	3,656

Total additions 96,199

