

Property at 00061 FOX DEN ROAD

Prop ID 2320061

Printed 06-Feb-2024 11:46 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MERINOV MIKHAIL
 Second name:
 Address: 61 FOX DEN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2320061 Neigh.: Zone: R40 Vol: 713 Page: 561

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Sep-2017
Resident Land	.92	105,000				Sale price: 360,000
Resident Dwelling	1.00	211,690				Sale valid:
					Values	
Resident Excess	.02	110			Mkt value :	
					Cost value:	452,571
Summary			Utilities		Sales ratios	
Total assessments		316,800	Water	Connecticut	Cost/sale :	1.2571
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		316,800	Gas	None	Assmt/sale:	.8800

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,064	276,790
Heating	Yes	A/C	Yes			7,950
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:				
Additions						81,268
Other Features	WB Stks		RR			22,642
Sub-Total						397,650
Grade	B-	Factor 1.1700				465,251
CDU		C&D Factor 1.00				465,251
Depreciation		35 %				302,413
		Computed cost value @ 70%				211,689

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	312	8,265
P Porches, Patios, Decks	FOFF Frame open first flo	133	8,103
P Porches, Patios, Decks	FOFF Frame open first flo	57	3,473
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	BSMT Basement addition	266	4,902
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	266	809
Total additions			81,268

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	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	265
Interior Cond	05	Good	Living area	2,394
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1964	

