

Property at 00069 FOX DEN ROAD

Prop ID 2320069

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Administrative Information

Owner name: PARSON DAVID L
Second name:
Address: 69 FOX DEN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2320069 Neigh.: Zone: R40 Vol: 795 Page: 897

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-Aug-2024	
Resident Land	.83 105,000			Sale price: 600,000	
Resident Dwelling	1.00 211,110			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	451,586
Summary		Utilities		Sales ratios	
Total assessments	316,110	Water	Connecticut	Cost/sale :	.7526
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	316,110	Gas	None	Assmt/sale:	.5269

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.830	150,000	150,000		150,000	105,000
Primary Site		36,155					
		.830 acres		Total land value		150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	04	Vinyl Siding		
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	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt		Area	
Basement	Full with walk			588	183,830
Heating	Yes	A/C	Yes		5,330
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			8,500
Additions					210,436
Other Features	WB Stks		RR	21,511	
Sub-Total					429,607
Grade	C+	Factor	1.0800	463,976	
CDU		C&D Factor	1.00	463,976	
Depreciation			35 %	301,584	
				Computed cost value @ 70%	211,109

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	468	12,397
L Living Area	FRFF Frame first floor	416	47,624
P Porches, Patios, Decks	F0FF Frame open first flo	18	1,097
P Porches, Patios, Decks	F0FF Frame open first flo	150	9,139
L Living Area	FRUF Frame upper full	196	16,411
G Garages	FR Attached frame LE 65	588	25,655
L Living Area	BSMT Basement addition	708	13,047
L Living Area	FRFF Frame first floor	708	81,053
L Living Area	AIR Air conditioning	416	1,265
L Living Area	AIR Air conditioning	196	596
L Living Area	AIR Air conditioning	708	2,152
Total additions			210,436

