

Property at 00070 FOX DEN ROAD

Prop ID 2320070

Printed 06-Feb-2024 11:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHERBACOW KENNETH &
 Second name: MARYANNE
 Address: 70 FOX DEN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2320070 Neigh.: Zone: R40 Vol: 371 Page: 713

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jun-1999
Resident Land	.92	105,000				Sale price: 287,500
Resident Dwelling	1.00	242,840				Sale valid:
					Values	
Resident Excess	.09	470			Mkt value :	
					Cost value:	497,586
Summary			Utilities		Sales ratios	
Total assessments		348,310	Water	Connecticut	Cost/sale :	1.7307
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		348,310	Gas	None	Assmt/sale:	1.2115

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	.090	7,500	675			675	473
Residual		3,920						
1.010 acres			Total land value				150,675	105,473

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	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	40	B	Whirlpools	1
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	2
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	936
Basement	Full		251,790
Heating	Yes	A/C Yes	7,250
Plumbing	3 F/B	H/B 1 Add'l fix. 1 Wh/p	13,000
Attic	None	Attic size:	
Additions			134,734
Other Features	WB Stks	RR	16,803
Sub-Total			423,577
Grade	B	Factor 1.2600	533,707
CDU		C&D Factor 1.00	533,707
Depreciation		35 %	346,910
Computed cost value @ 70%			242,837

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	464	12,291
L Living Area	FRFF Frame first floor	284	32,513
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
L Living Area	FRUF Frame upper full	252	21,100
L Living Area	AIR Air conditioning	504	1,532
G Garages	FR Attached frame LE 65	624	27,060
G Garages	FSF Full-story fin o/gar	84	5,627
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	284	863
Total additions			134,734

