

Property at 00077 FOX DEN ROAD

Prop ID 2320077

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

Administrative Information

Owner name: SEABOURNE ALAN M &
Second name: GUILLEN MEYSI R
Address: 77 FOX DEN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2320077 Neigh.: Zone: R40 Vol: 654 Page: 809

Assessments

Assmt category	Qty	Amount
Resident Land	.72	105,000
Resident Dwelling	1.00	160,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jan-2013
Sale price: 335,000
Sale valid:

Values

Mkt value :
Cost value: 379,071

Summary

Total assessments	265,350
Total exemptions	
Net assessment	265,350

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1316
Mkt/sale :
Assmt/sale: .7921

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.720	150,000	150,000			150,000	105,000
Primary Site		31,363						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
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	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ 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 1 1/2 story w/bsmt	936	219,560
Basement	Full with walk		
Heating	Yes A/C Yes		6,320
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p	Saunas	9,000
Attic	None Attic size:		
Additions			70,658
Other Features	WB Stks RR		20,778
Sub-Total			326,316
Grade	C+	Factor 1.0800	352,421
CDU		C&D Factor 1.00	352,421
Depreciation		35 %	229,074
Computed cost value @ 70%			160,352

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	308	2,625
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	216	657

Total additions 70,658

