

Property at 00083 FOX DEN ROAD

Prop ID 2320083

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Administrative Information

Owner name: EIGHTY THREE FOX DEN ROAD LLC
Second name:
Address: 36 QUINCY TRAIL
City/state: BERLIN CT Zip: 06037

Location Information

Map: 025 Clerk map:
Lot: 2320083 Neigh.: Zone: R40 Vol: 800 Page: 523

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	182,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jan-2025
Sale price: 525,000
Sale valid:

Values

Mkt value :
Cost value: 410,143

Summary

Total assessments	287,100
Total exemptions	
Net assessment	287,100

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7812
Mkt/sale :
Assmt/sale: .5469

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	Addtn'l fixtures	
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	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,200	264,510
Basement	Full with walk			
Heating	Yes	A/C Yes		7,590
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas 10,000
Attic	None	Attic size:		
Additions				68,615
Other Features	WB Stks	RR		19,857

Sub-Total			370,572
Grade	C+	Factor 1.0800	400,218
CDU		C&D Factor 1.00	400,218
Depreciation		35 %	260,142
		Computed cost value @ 70%	182,099

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	150	14,304
L Living Area	FRFF Frame first floor	228	26,102
L Living Area	BSMT Basement addition	228	4,202
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	228	693

Total additions 68,615

