

Property at 00090 FOX DEN ROAD

Prop ID 2320090

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Administrative Information

Owner name: DENNEN PATRICK & YOHANA
 Second name:
 Address: 90 FOX DEN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2320090 Neigh.: Zone: R40 Vol: 738 Page: 1160

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Apr-2020
Resident Land	.69	105,000				Sale price: 353,000
Resident Dwelling	1.00	197,080				Sale valid:
Resident Outbldg	1.00	1,470				Values
					Mkt value :	
					Cost value:	433,643
Summary			Utilities		Sales ratios	
Total assessments	303,550		Water	Connecticut	Cost/sale :	1.2285
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	303,550		Gas	None	Assmt/sale:	.8599

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	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,040	272,110
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					76,106
Other Features		WB Stks			13,500
Sub-Total					370,216
Grade	B-	Factor 1.1700			433,153
CDU		C&D Factor 1.00			433,153
Depreciation		35 %			281,549
Computed cost value @ 70%					197,084

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
L Living Area	FRFF Frame first floor	84	9,616
P Porches, Patios, Decks	BPAT Brick/flagstone pati	264	6,020
G Garages	FR Attached frame LE 65	528	23,314
Total additions			76,106

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%		1,470	Value at 100%		2,100				

