

Property at 00095 FOX DEN ROAD

Prop ID 2320095

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

## Administrative Information

Owner name: WHITE KENNETH R  
Second name:  
Address: 95 FOX DEN ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
Lot: 2320095 Neigh.: Zone: R40 Vol: 376 Page: 67

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .73  | 105,000 |
| Resident Dwelling | 1.00 | 210,560 |
| Resident Outbldg  | 1.00 | 4,410   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 15-Sep-1999  
Sale price: 267,500  
Sale valid: Y

## Values

Mkt value :  
Cost value: 457,100

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 319,970 |
| Total exemptions  |         |
| Net assessment    | 319,970 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.7088  
Mkt/sale :  
Assmt/sale: 1.1961

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .730       | 150,000 | 150,000 |      |      | 150,000 | 105,000   |
| Primary Site |     | 31,799     |         |         |      |      |         |           |

|            |                  |         |         |
|------------|------------------|---------|---------|
| .730 acres | Total land value | 150,000 | 105,000 |
|------------|------------------|---------|---------|

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 02   | Wood Shingles    |                         |   |
| 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            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 40   | 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  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1964 |   |

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt | Area<br>1,109 | 285,580 |
|----------------|-------|----------------|---------------|---------|
| Basement       | Full  |                |               |         |
| Heating        | Yes   | A/C Yes        |               | 8,200   |
| Plumbing       | 2 F/B | 1 H/B          | Add'l fix.    | Wh/p    |
| Attic          | None  |                | Attic size:   | Saunas  |
| Additions      |       |                |               | 51,499  |
| Other Features |       | WB Stks        |               | 13,500  |

|              |   |                           |  |         |
|--------------|---|---------------------------|--|---------|
| Sub-Total    |   |                           |  | 367,279 |
| Grade        | B | Factor 1.2600             |  | 462,772 |
| CDU          |   | C&D Factor 1.00           |  | 462,772 |
| Depreciation |   | 35 %                      |  | 300,802 |
|              |   | Computed cost value @ 70% |  | 210,561 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 408  | 10,808 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 120  | 7,311  |
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |
| L Living Area            | OVER Frame Overhang       | 25   | 2,290  |
| L Living Area            | FRFF Frame first floor    | 51   | 5,839  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 28   | 1,706  |
| L Living Area            | AIR Air conditioning      | 76   | 231    |

Total additions 51,499

## Outbuilding Information

| Description  | Wid   | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-------|-----|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 14    | 30  | 420  | 30.00 |      | C   | 12,600        | 50   | 6,300 |
| Utility Shed |       |     |      |       |      |     |               |      |       |
| Value at 70% | 4,410 |     |      |       |      |     | Value at 100% |      | 6,300 |

