

Property at 00096 FOX DEN ROAD

Prop ID 2320096

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Administrative Information

Owner name: TORNAQUINDICI CHRISTOPHER &
Second name: AMANDA
Address: 96 FOX DEN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2320096 Neigh.: Zone: R40 Vol: 749 Page: 294

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 05-Nov-2020	
Resident Land	.69 105,000			Sale price:	435,000
Resident Dwelling	1.00 212,120			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	453,029
Summary		Utilities		Sales ratios	
Total assessments	317,120	Water	Connecticut	Cost/sale :	1.0414
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	317,120	Gas	None	Assmt/sale:	.7290

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	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
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	2
Grade	37	B-	Whirlpools	2,279
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,306	282,560
Basement	Full			
Heating	Yes	A/C Yes		8,100
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				91,546
Other Features		WB Stks		6,750
Sub-Total				398,456
Grade	B-	Factor 1.1700		466,194
CDU		C&D Factor 1.00		466,194
Depreciation		35 %		303,026
Computed cost value @ 70%				212,118

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	186	1,585
P Porches, Patios, Decks	FOFF Frame open first flo	135	8,225
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
L Living Area	AIR Air conditioning	320	973
G Garages	FR Attached frame LE 65	648	27,996
Total additions			91,546

