

Property at 00106 FOX DEN ROAD

Prop ID 2320106

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Administrative Information

Owner name: GUERRERA FRANCIS MICHAEL III&
Second name: HALEIGH D
Address: 106 FOX DEN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2320106 Neigh.: Zone: R40 Vol: 728 Page: 930

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	192,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-May-2019
Sale price: 370,000
Sale valid:

Values

Resident Excess	.26	1,370	Mkt value :	
			Cost value:	426,957

Summary

Total assessments	298,870
Total exemptions	
Net assessment	298,870

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1539
Mkt/sale :
Assmt/sale: .8078

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site	40,075							
RES	12	.260	7,500	1,950			1,950	1,365
Residual	11,326							

1.180 acres

Total land value

151,950

106,365

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			988	261,950
Basement	Full					
Heating	Yes	A/C Yes				7,540
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						51,040
Other Features		WB Stks				6,750

Sub-Total						335,780
Grade	B	Factor 1.2600				423,083
CDU		C&D Factor 1.00				423,083
Depreciation		35 %				275,004
		Computed cost value @ 70%				192,503

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	180	20,607
P Porches, Patios, Decks	F0FF Frame open first flo	20	1,219
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	180	547

Total additions 51,040

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	40	B	Whirlpools Living area 2,194
Garage	22	Attached 2 car	Saunas # Living Units
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: 1962

