

Property at 00011 FOXCROFT RUN

Prop ID 2330011

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Administrative Information

Owner name: BAZARIAN CARL J JR &
 Second name: BAZARIAN MELISSA S M
 Address: 11 FOXCROFT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 2330011 Neigh.: Zone: R40 Vol: 777 Page: 54

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 14-Jul-2022	
Resident Land	.92	122,500			Sale price: 725,000	
Resident Dwelling	1.00	313,100			Sale valid:	
Resident Outbldg	1.00	1,260			Values	
					Mkt value :	
					Cost value: 624,086	
Summary			Utilities		Sales ratios	
Total assessments	436,860		Water	Connecticut	Cost/sale : .8608	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	436,860		Gas	None	Assmt/sale: .6026	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					
		.920 acres		Total land value		175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	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: 1986	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,564	326,500
Basement	Full				
Heating	Yes	A/C Yes			9,340
Plumbing	4 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		21,000
Additions					112,046
Other Features		WB Stks	RR		40,833
Sub-Total					509,719
Grade	B+	Factor 1.3500			688,121
CDU		C&D Factor 1.00			688,121
Depreciation		35 %			447,279
Computed cost value @ 70%					313,095

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	324	37,092
L Living Area	AIR Air conditioning	324	985
L Living Area	OVER Frame Overhang	9	824
L Living Area	OVER Frame Overhang	20	1,832
G Garages	FR Attached frame LE 65	544	23,938
P Porches, Patios, Decks	DECK Wood deck	270	7,152
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FATT Full finished attic	160	5,779
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
P Porches, Patios, Decks	BPAT Brick/flagstone pati	104	2,372
P Porches, Patios, Decks	BPAT Brick/flagstone pati	132	3,010
Total additions			112,046

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260	Value at 100%			1,800		

Scale: 1" = 8.75 feet