

Property at 00012 FOXCROFT RUN

Prop ID 2330012

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Administrative Information

Owner name: WALMSLEY ANDREW AND
 Second name: ALESSANDRA
 Address: 12 FOXCROFT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 2330012 Neigh.: Zone: R40 Vol: 662 Page: 962

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jun-2013
Resident Land	.92	122,500				Sale price: 526,500
Resident Dwelling	1.00	286,180				Sale valid:
					Values	
Resident Excess	.26	1,370			Mkt value :	
					Cost value: 585,786	
Summary			Utilities		Sales ratios	
Total assessments	410,050		Water	Connecticut	Cost/sale :	1.1126
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	410,050		Gas	CNG	Assmt/sale:	.7788

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							
RES	12	.260	7,500	1,950			1,950	1,365
Residual	11,326							
1.180 acres			Total land value				176,950	123,865

Residential Dwelling Information

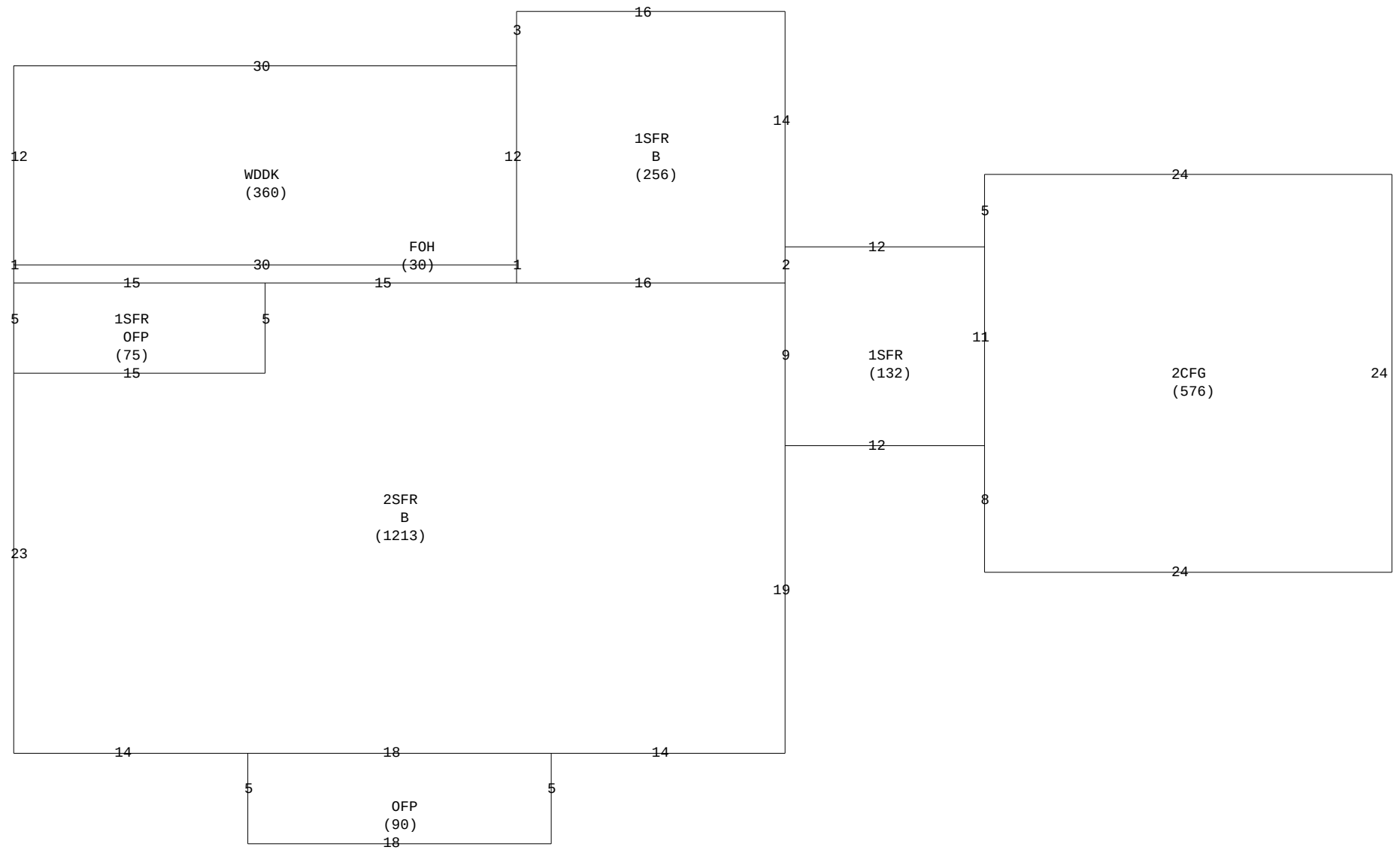
Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,919
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,213	305,890
Basement	Full				
Heating	Yes	A/C Yes			8,770
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	12,000
Attic	None		Attic size:		
Additions					104,437
Other Features		WB Stks	RR		34,802
Sub-Total					465,899
Grade	B+	Factor 1.3500			628,964
CDU		C&D Factor 1.00			628,964
Depreciation		35 %			408,827
Computed cost value @ 70%					286,179

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	360	9,536
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	BSMT Basement addition	256	4,718
L Living Area	AIR Air conditioning	256	778
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
L Living Area	FRUF Frame upper full	75	6,280
L Living Area	AIR Air conditioning	75	228
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	AIR Air conditioning	132	401
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	AIR Air conditioning	30	91
Total additions			104,437



AKHIL JOHRI (20%) AND SHASHI (40%) AS TENANTS IN COMMON