

Property at 00031 FOXCROFT RUN

Prop ID 2330031

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Administrative Information

Owner name: KRISCENSKI KAYLA & BRIAN
Second name:
Address: 31 FOXCROFT RUN
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 2330031 Neigh.: Zone: R40 Vol: 761 Page: 121

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jun-2021
Resident Land	.92	122,500				Sale price: 575,000
Resident Dwelling	1.00	286,180				Sale valid:
Resident Outbldg	1.00	10,430				Values
					Mkt value :	
					Cost value:	598,729
Summary			Utilities		Sales ratios	
Total assessments	419,110		Water	Connecticut	Cost/sale :	1.0413
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	419,110		Gas	None	Assmt/sale:	.7289

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	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,981
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,290	320,930
Basement	Full				
Heating	Yes	A/C Yes			9,200
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	12,000
Attic	None	Attic size:			
Additions					110,274
Other Features		WB Stks			13,500
Sub-Total					465,904
Grade	B+	Factor 1.3500			628,970
CDU		C&D Factor 1.00			628,970
Depreciation		35 %			408,831
Computed cost value @ 70%					286,182

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	165	3,041
L Living Area	FRFF Frame first floor	165	18,889
L Living Area	AIR Air conditioning	165	502
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
P Porches, Patios, Decks	DECK Wood deck	286	7,576
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
L Living Area	FRUF Frame upper full	180	15,071
L Living Area	AIR Air conditioning	180	547
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
G Garages	FRL Attached frame GT 65	792	35,483
Total additions			110,274

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	58.15	2024	C	29,773	50	14,900
Value at 70%		10,430	Value at 100%		14,900				

Scale: 1" = 9.05 feet