

Property at 00044 FOXCROFT RUN

Prop ID 2330044

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Administrative Information

Owner name: RODERICK JOHN V JR AND
 Second name: SAVAGE-RODERICK MELODEE
 Address: 44 FOXCROFT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 2330044 Neigh.: Zone: R40 Vol: 730 Page: 936

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	317,410

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jul-2019
 Sale price: 485,000
 Sale valid:

Values

Mkt value :
 Cost value: 629,271

Summary

Total assessments	440,490
Total exemptions	
Net assessment	440,490

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2975
 Mkt/sale :
 Assmt/sale: .9082

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	.110	7,500	825			825	578
Residual		4,792						

1.030 acres

Total land value

175,825

123,078

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	326,840
Basement	Full		1,566	
Heating	Yes	A/C Yes		9,350
Plumbing	2 F/B	1 H/B 4 Add'l fix.	1 Wh/p	13,000
Attic	None	Attic size:		
Additions				142,963
Other Features	WB Stks	RR		24,587

Sub-Total		516,740
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	697,599
Depreciation	35 %	453,439
	Computed cost value @ 70%	317,407

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	432	11,444
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	FRFF Frame first floor	570	65,254
L Living Area	BSMT Basement addition	570	10,504
L Living Area	UATT Unfinished attic	285	4,989
P Porches, Patios, Decks	FOFF Frame open first flo	198	12,063

Total additions 142,963

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
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	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 3
Heating System	07	Hydro Air	Family Rooms 1
Fuel	07	Propane Gas	Full Baths 2
Attic	99	None	Masonry trim sf
Grade	43	B+	Half Baths 1
Garage	23	Attached 3 car	Finish bsmt sz
Area Over Gar.	99	None	Addn'l fixtures 4
Basement	01	Full	Rec Room Size 612
Bsmt Fin Qual	03	Rec Room W/ Air	Living area 2,919
Air Condition	01	Central Air	Whirlpools 1
Interior Cond	05	Good	# Living Units 1
Exterior Cond	05	Good	

Actual Year Built: 1985

