

Property at 00053 FOXCROFT RUN

Prop ID 2330053

Printed 06-Feb-2024 11:52 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAHONEY CHERYL
 Second name:
 Address: 53 FOXCROFT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2330053 Neigh.: Zone: R40 Vol: 715 Page: 258

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Nov-2017
Resident Land	.92	122,500				Sale price: 450,000
Resident Dwelling	1.00	289,120				Sale valid:
					Values	
Resident Excess	.84	4,410			Mkt value :	
					Cost value:	594,329
Summary			Utilities		Sales ratios	
Total assessments		416,030	Water	Connecticut	Cost/sale :	1.3207
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		416,030	Gas	None	Assmt/sale:	.9245

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	.840	7,500	6,300		6,300	4,410
Residual		36,590					
		1.760 acres	Total land value			181,300	126,910

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				960	256,480
Basement	Full with walk						
Heating	Yes	A/C Yes					7,380
Plumbing	4 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		18,500
Attic	None		Attic size:				
Additions							163,224
Other Features		WB Stks					25,109
Sub-Total							470,693
Grade	B+		Factor 1.3500				635,436
CDU			C&D Factor 1.00				635,436
Depreciation			35 %				413,033
						Computed cost value @ 70%	289,123

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	BSMT Basement addition	198	3,649
L Living Area	AIR Air conditioning	198	602
P Porches, Patios, Decks	DECK Wood deck	567	15,020
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	FRUF Frame upper full	420	35,167
L Living Area	AIR Air conditioning	840	2,554

Total additions 163,224

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	06	Heat Pump	Family Rooms	1
Fuel	03	Electric	Full Baths	4
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	04	Living Area w/o	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

