

Property at 00054 FOXCROFT RUN

Prop ID 2330054

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Administrative Information

Owner name: WATERS FRANK T III AND
 Second name: JANET T
 Address: 54 FOXCROFT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 2330054 Neigh.: Zone: R40 Vol: 205 Page: 960

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-Apr-1988
Resident Land	.92	122,500	AAA Veteran	1,000	Sale price: 473,304
Resident Dwelling	1.00	321,150	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	30,940	DAC Veteran	10,000	
Resident Excess		.20	1,050	Values	
				Mkt value :	
				Cost value: 679,486	
Summary		Utilities		Sales ratios	
Total assessments	475,640	Water	Connecticut	Cost/sale :	1.4356
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	464,140	Gas	None	Assmt/sale:	1.0049

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	.200	7,500	1,500		1,500	1,050
Residual	8,712						
1.120 acres		Total land value		176,500		123,550	

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	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
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	02	Rec Room w/o air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,430
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,496	361,160
Basement	Full				
Heating	Yes	A/C Yes			10,330
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:	Saunas	
Additions					98,818
Other Features		WB Stks	RR		35,521
Sub-Total					522,829
Grade	B+	Factor 1.3500			705,819
CDU		C&D Factor 1.00			705,819
Depreciation		35 %			458,782
Computed cost value @ 70%					321,147

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	364	9,642
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	294	33,657
L Living Area	BSMT Basement addition	294	5,418
L Living Area	AIR Air conditioning	294	894
L Living Area	OVER Frame Overhang	64	5,861
L Living Area	AIR Air conditioning	64	195
L Living Area	FRUF Frame upper full	64	5,359
L Living Area	AIR Air conditioning	64	195
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
P Porches, Patios, Decks	DECK Wood deck	64	1,695
P Porches, Patios, Decks	DECK Wood deck	64	1,695
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 98,818

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5		C	88,440	50	44,200
Value at 70%		30,940	Value at 100%		44,200				

