

Property at 00057 FOXCROFT RUN

Prop ID 2330057

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Administrative Information

Owner name: GEROSA LINDA AND RAYMOND
 Second name:
 Address: 57 FOXCROFT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2330057 Neigh.: Zone: R40 Vol: 523 Page: 1117

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	122,500			Sale date: 27-Jun-2005
Resident Dwelling	1.00	369,420			Sale price: 732,450
Resident Outbldg	2.00	22,960			Sale valid: Y

Values	
Mkt value :	
Cost value:	741,700

Summary

Summary		Utilities		Sales ratios	
Total assessments	519,190	Water	Connecticut	Cost/sale :	1.0126
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	519,190	Gas	None	Assmt/sale:	.7088

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	.820	7,500	6,150		6,150	4,305
Residual		35,719					
		1.740 acres		Total land value		181,150	126,805

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	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	5
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,350
Air Condition	01	Central Air	Living area	3,606
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1989				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,103
Basement	Full		284,410
Heating	Yes	A/C Yes	8,170
Plumbing	4 F/B	1 H/B 5 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			23,500
Other Features	WB Stks	RR	238,010
			47,332
Sub-Total			601,422
Grade	B+	Factor 1.3500	811,920
CDU		C&D Factor 1.00	811,920
Depreciation		35 %	527,748
		Computed cost value @ 70%	369,424

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	960	109,902
L Living Area	BSMT Basement addition	960	17,691
L Living Area	AIR Air conditioning	960	2,918
P Porches, Patios, Decks	CPAT Concrete patio	40	341
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	AIR Air conditioning	336	1,021
P Porches, Patios, Decks	DECK Wood deck	402	10,649
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
P Porches, Patios, Decks	DECK Wood deck	128	3,391
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	AIR Air conditioning	104	316
Total additions			238,010

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr			830	74.05	1992	C	61,462	50	30,700
RS1 Frame Utility Shed	10	14	140	30.00		C	4,200	50	2,100
Value at 70%			22,960	Value at 100%			32,800		

