

Property at 00012 FOXRIDGE LANE

Prop ID 2340012

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Administrative Information

Owner name: DERY LEON AND LAURIE M
 Second name:
 Address: 12 FOXRIDGE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2340012 Neigh.: Zone: R40 Vol: 337 Page: 1025

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Sep-1997
Resident Land	.69	94,500				Sale price: 172,000
Resident Dwelling	1.00	161,190				Sale valid:
Resident Outbldg	1.00	1,470				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 367,529
Summary			Utilities		Sales ratios	
Total assessments		257,270	Water	Well	Cost/sale :	2.1368
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		257,270	Gas	None	Assmt/sale:	1.4958

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.020	7,500	150			150	105
Residual		871						
		.710 acres	Total land value				135,150	94,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				792	223,670
Basement	Full						
Heating	Yes	A/C Yes					6,460
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							77,394
Other Features		WB Stks	RR				11,991
Sub-Total							328,015
Grade	C+	Factor 1.0800					354,256
CDU		C&D Factor 1.00					354,256
Depreciation		35 %					230,266
		Computed cost value @ 70%					161,186

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	33	3,022
L Living Area	FRFF Frame first floor	221	25,300
L Living Area	BSMT Basement addition	221	4,073
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
P Porches, Patios, Decks	DECK Wood deck	699	18,517
G Garages	FR Attached frame LE 65	528	23,314

Total additions 77,394

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2010	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

