

Property at 00019 FOXRIDGE LANE

Prop ID 2340019

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Administrative Information

Owner name: EMMINGS ADELE R & RICHARD H
 Second name:
 Address: 19 FOXRIDGE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 2340019 Neigh.: Zone: R40 Vol: 604 Page: 389

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	185,480
Resident Outbldg	2.00	2,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Mar-2010
 Sale price: 299,000
 Sale valid:

Values

Mkt value :
 Cost value: 406,443

Summary

Total assessments	284,510
Total exemptions	
Net assessment	284,510

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3593
 Mkt/sale :
 Assmt/sale: .9515

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	.330	7,500	2,475			2,475	1,733
Residual		14,375						

1.020 acres

Total land value

137,475

96,233

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1962

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,846	289,420
Basement	Full				
Heating	Yes	A/C Yes			8,270
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					45,985
Other Features		WB Stks	RR		25,281
Sub-Total					377,456
Grade	C+		Factor 1.0800		407,652
CDU			C&D Factor 1.00		407,652
Depreciation			35 %		264,974
Computed cost value @ 70%					185,482

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FEFF Frame enclosed first	176	16,784
P Porches, Patios, Decks	BPAT Brick/flagstone pati	176	4,014

Total additions 45,985

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	13	130	30.00	2004	C	3,900	50	2,000
Utility Shed									
RS2 Metal	10	13	130	30.00	2005	C	3,900	50	2,000
Utility Shed									
Value at 70%					2,800		Value at 100%		4,000

