

Property at 00047 PAPER CHASE TRAIL

Prop ID 3480047

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Administrative Information

Owner name: FORCHHEIMER LEAH &
 Second name: POZNANSKI JOSHUA
 Address: 47 PAPERCHASE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3480047 Neigh.: Zone: R40 Vol: 817 Page: 1107

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	192,340

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Aug-2026
 Sale price: 688,500
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.04	210		425,071

Summary

Category	Amount
Total assessments	297,550
Total exemptions	
Net assessment	297,550

Utilities

Utility	Well
Water	
Sewer	
Gas	

Sales ratios

Cost/sale : .6174
 Mkt/sale :
 Assmt/sale: .4322

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site 40,075								
RES	12	.040	7,500	300			300	210
Residual 1,742								
.960 acres Total land value 150,300 105,210								

Building Valuation Summary

Category	Area	Value
Dwelling Frame 2 story w/bsmt	988	261,950
Basement Full		
Heating Yes A/C Yes		7,540
Plumbing 2 F/B 1 H/B Add'l fix. Wh/p		8,500
Attic None Attic size:		
Additions		69,806
Other Features WB Stks		13,500

Category	Value
Sub-Total	361,296
Grade B- Factor 1.1700	422,716
CDU C&D Factor 1.00	422,716
Depreciation 35 %	274,765
Computed cost value @ 70%	192,336

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747
L Living Area	FRFF Frame first floor	339	38,809
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	339	1,031

Total additions 69,806

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
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	02	Forced Hot Air	
Fuel	07	Propane Gas	
Attic	99	None	
Grade	37	B-	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1966

