

Property at 00076 PAPER CHASE TRAIL

Prop ID 3480076

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Administrative Information

Owner name: FEDIGAN JEFFREY ANTHONY &
 Second name: FEDIGAN PAULINA KATARZYNA
 Address: 76 PAPER CHASE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3480076 Neigh.: Zone: R40 Vol: 815 Page: 17

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	272,200
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-May-2026
 Sale price: 800,000
 Sale valid:

Values

Mkt value :
 Cost value: 544,186

Summary

Total assessments	380,930
Total exemptions	
Net assessment	380,930

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6802
 Mkt/sale :
 Assmt/sale: .4762

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	.390	7,500	2,925			2,925	2,048
Residual	16,988							

1.310 acres

Total land value

152,925

107,048

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	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,064	276,790
Basement	Full with walk				
Heating	Yes	A/C Yes			7,950
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,500
Additions					147,032
Other Features	WB Stks	RR	Bsmt Gar		28,518
Sub-Total					474,790
Grade	B	Factor 1.2600			598,235
CDU		C&D Factor 1.00			598,235
Depreciation		35 %			388,853
Computed cost value @ 70%					272,197

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,352	30,831
P Porches, Patios, Decks	DECK Wood deck	528	13,987
L Living Area	BSMT Basement addition	364	6,708
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	FRUF Frame upper full	364	30,478
L Living Area	AIR Air conditioning	364	1,107
L Living Area	AIR Air conditioning	364	1,107
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	38	116
P Porches, Patios, Decks	FOFF Frame open first flo	288	17,547

Total additions 147,032

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2009	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

