

Property at 00023 PHEASANT RUN

Prop ID 3540023

Printed 07-Feb-2024 11:43 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SARD CHERYL B
Second name:
Address: 23 PHEASANT RUN
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 3540023 Neigh.: Zone: RU2A Vol: 296 Page: 0425

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Excess	.77	4,040
Resident Dwelling	1.00	409,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Jun-1994
Sale price: 97,000
Sale valid:

Values

Mkt value :
Cost value: 765,714

Summary

Total assessments	536,000
Total exemptions	
Net assessment	536,000

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 7.8940
Mkt/sale :
Assmt/sale: 5.5258

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	.770	7,500	5,775			5,775	4,043
Residual		33,541						

2.770 acres

Total land value

180,775

126,543

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	2,960	436,020
Basement	Full			
Heating	Yes	A/C Yes		12,400
Plumbing	3 F/B	2 H/B 2 Add'l fix.	1 Wh/p	20,500
Attic	None	Attic size:		
Additions				137,824
Other Features	Mason Trim WB Stks			12,238

Sub-Total			618,982
Grade	B+	Factor 1.3500	835,626
CDU		C&D Factor 1.00	835,626
Depreciation		30 %	584,938
		Computed cost value @ 70%	409,457

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	96	5,849
G Garages	FR Attached frame LE 65	617	26,786
P Porches, Patios, Decks	TERR Terrace	671	26,662
L Living Area	FRUF Frame upper full	905	75,776
L Living Area	AIR Air conditioning	905	2,751

Total additions 137,824

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf 324
Fuel	01	Oil	Half Baths 2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 3,865
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1995

