

Property at 00039 PHEASANT RUN

Prop ID 3540039

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

Administrative Information

Owner name: TROPEA ANNAMARIE
 Second name:
 Address: 39 PHEASANT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3540039 Neigh.: Zone: RU2A Vol: 629 Page: 200

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Jun-2002
Resident Land	2.00	122,500				Sale price: 240,000
Resident Excess	1.57	8,240				Sale valid:
Resident Dwelling	1.00	552,160				Values
Resident Outbldg	1.00	27,860				Mkt value :
						Cost value: 1,015,371
Summary			Utilities		Sales ratios	
Total assessments	710,760		Water	Well	Cost/sale :	4.2307
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	710,760		Gas	None	Assmt/sale:	2.9615

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	1.570	7,500	11,775			11,775	8,243
Residual		68,389						
3.570 acres				Total land value			186,775	130,743

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Addn'l fixtures	4
Interior Cond	05	Good	Living area	5,859
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2004	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,594	575,590
Basement	Full with walk				
Heating	Yes	A/C Yes			16,380
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	18,000
Attic	None		Attic size:		
Additions					166,087
Other Features		M Stks			3,000
Sub-Total					779,057
Grade	B+	Factor 1.3500			1,051,727
CDU		C&D Factor 1.00			1,051,727
Depreciation		25 %			788,795
Computed cost value @ 70%					552,157

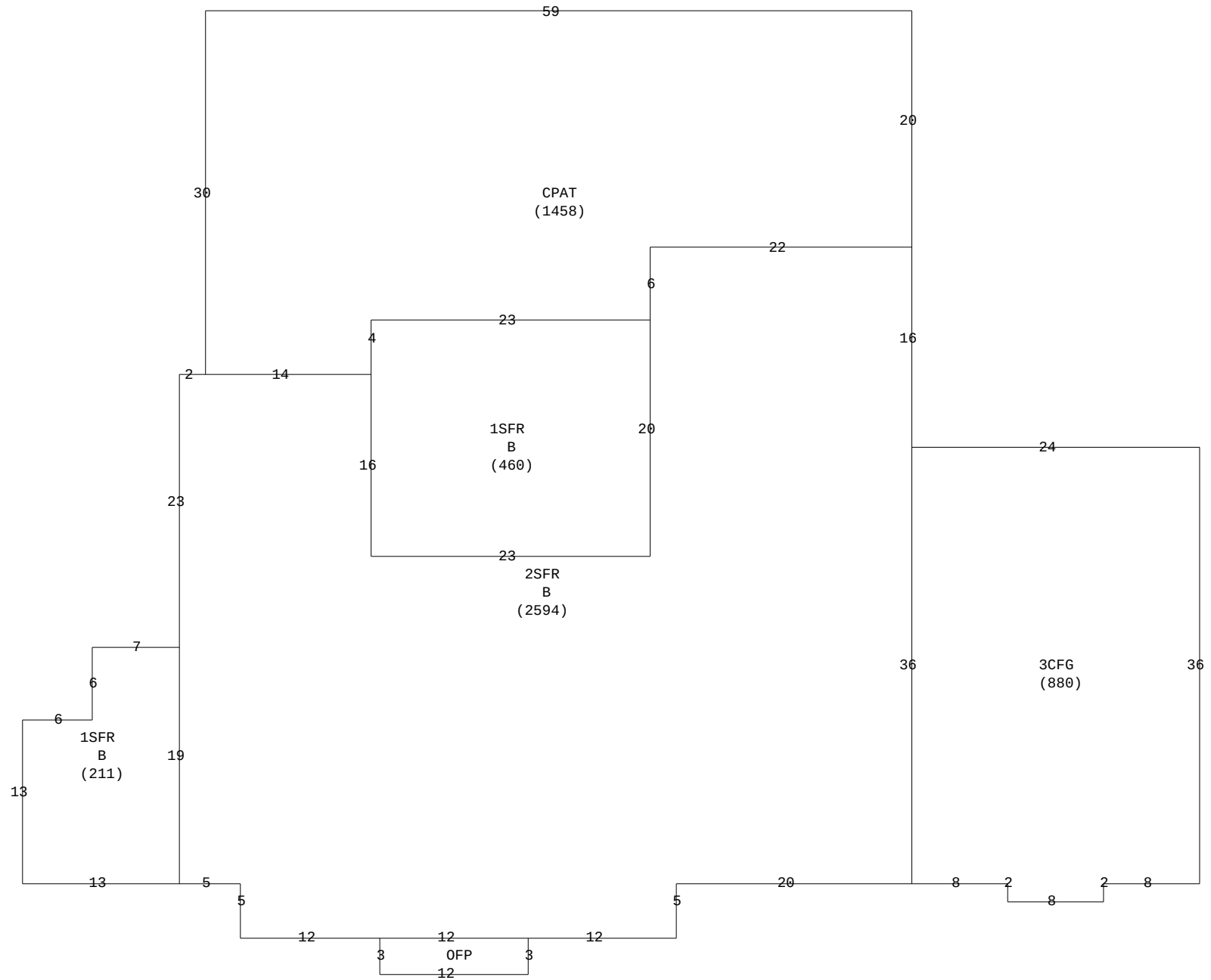
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	880	39,426
L Living Area	BSMT Basement addition	460	8,477
L Living Area	FRFF Frame first floor	460	52,661
L Living Area	AIR Air conditioning	460	1,398
L Living Area	BSMT Basement addition	211	3,888
L Living Area	FRFF Frame first floor	211	24,155
L Living Area	AIR Air conditioning	211	641
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,458	33,248

Total additions 166,087

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	36	720	110.5	2005	C	79,596	50	39,800
Value at 70%					27,860	Value at 100%			



AKA ANNMARIE TROPEA