

Property at 00052 PHEASANT RUN

Prop ID 3540052

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

Administrative Information

Owner name: DAS AMAL
 Second name:
 Address: 52 PHEASANT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3540052 Neigh.: Zone: RU2A Vol: 518 Page: 738

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Jun-1985
Resident Land	2.00	122,500				Sale price: 365,000
Resident Excess	1.08	5,670				Sale valid:
Resident Dwelling	1.00	483,400				Values
Resident Outbldg	2.00	14,560				Mkt value :
						Cost value: 894,471
Summary			Utilities		Sales ratios	
Total assessments	626,130		Water	Well	Cost/sale :	2.4506
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	626,130		Gas	None	Assmt/sale:	1.7154

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	1.080	7,500	8,100			8,100	5,670
Residual		47,045						
3.080 acres		Total land value		183,100			128,170	

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	14
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	3
Grade	47	A-	Addtn'l fixtures	6
Garage	24	Attached 4 car	Whirlpools	2
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	3
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,608	383,030
Basement	Full				
Heating	Yes	A/C Yes			10,950
Plumbing	4 F/B	3 H/B	6 Add'l fix.	2 Wh/p	Saunas
Attic	None		Attic size:		33,500
Additions					259,844
Other Features	Mason Trim	WB Stks	RR		45,381
Sub-Total					732,705
Grade	A-	Factor 1.4500			1,062,422
CDU		C&D Factor 1.00			1,062,422
Depreciation		35 %			690,574
Computed cost value @ 70%					483,402

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	360	21,933
L Living Area	OVER Frame Overhang	19	1,740
P Porches, Patios, Decks	F0FF Frame open first flo	45	2,742
L Living Area	OVER Frame Overhang	33	3,022
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	FRUF Frame upper full	192	16,076
G Garages	FR Attached frame LE 65	596	25,967
G Garages	FSF Full-story fin o/gar	432	28,937
L Living Area	AIR Air conditioning	432	1,313
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	960	109,902
L Living Area	AIR Air conditioning	960	2,918
Total additions			259,844

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
RS1 Frame Utility Shed	10	12	120	30.00		C	3,600	50	1,800
Value at 70%		14,560	Value at 100%		20,800				

