

Property at 00062 PHEASANT RUN

Prop ID 3540062

Printed 06-Apr-2026 1:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: POND HARVEY C III & GAIL B
 Second name:
 Address: 62 PHEASANT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3540062 Neigh.: Zone: RU2A Vol: 813 Page: 170

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-May-1984
Resident Land	2.00	122,500				Sale price: 80,500
Resident Excess	.64	3,360				Sale valid:
Resident Dwelling	1.00	320,140				Values
Resident Outbldg	1.00	2,030				Mkt value :
						Cost value: 640,043
Summary			Utilities		Sales ratios	
Total assessments	448,030		Water	Well	Cost/sale :	7.9508
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	448,030		Gas	None	Assmt/sale:	5.5656

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	.640	7,500	4,800			4,800	3,360
Residual		27,878						
2.640 acres		Total land value		179,800			125,860	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,102	247,820
Basement	Full				
Heating	Yes	A/C Yes			7,120
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		12,500
Additions					224,204
Other Features		WB Stks	RR		29,549
Sub-Total					521,193
Grade	B+	Factor 1.3500			703,611
CDU		C&D Factor 1.00			703,611
Depreciation		35 %			457,347
		Computed cost value @ 70%			320,143

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	BSMT Basement addition	30	553
P Porches, Patios, Decks	UTIL Utility building	56	1,600
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	BSMT Basement addition	528	9,730
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FRL Attached frame GT 65	1,184	53,046
L Living Area	AIR Air conditioning	1,114	3,387
P Porches, Patios, Decks	BPAT Brick/flagstone pati	666	15,187

Total additions 224,204

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2014	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%		2,900				

Scale: 1" = 10.48 feet