

Property at 00071 PHEASANT RUN

Prop ID 3540071

Printed 07-Feb-2024 11:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GANSLAW NEAL SCOTT & SHELLY R
 Second name:
 Address: 71 PHEASANT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3540071 Neigh.: Zone: RU2A Vol: 685 Page: 292

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-May-2015
Resident Land	2.00	122,500				Sale price: 537,000
Resident Excess	.46	2,420				Sale valid:
Resident Dwelling	1.00	446,600				Values
Resident Outbldg	2.00	13,580				Mkt value :
						Cost value: 835,857
Summary			Utilities		Sales ratios	
Total assessments	585,100		Water	Well	Cost/sale :	1.5565
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	585,100		Gas	None	Assmt/sale:	1.0896

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	.460	7,500	3,450			3,450	2,415
Residual		20,038						
2.460 acres		Total land value		178,450			124,915	

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	02	Unfinished	Half Baths	
Grade	47	A-	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	05	Half Story Finis	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,620
Basement	Full		385,380
Heating	Yes	A/C Yes	11,020
Plumbing	4 F/B	H/B 5 Add'l fix.	1 Wh/p Saunas
Attic	Unfinished	Attic size: 1,000	20,000
Additions			13,875
Other Features	Mason Trim WB Stks		228,745
			17,897
Sub-Total			676,917
Grade	A-	Factor 1.4500	981,530
CDU		C&D Factor 1.00	981,530
Depreciation		35 %	637,995
		Computed cost value @ 70%	446,597

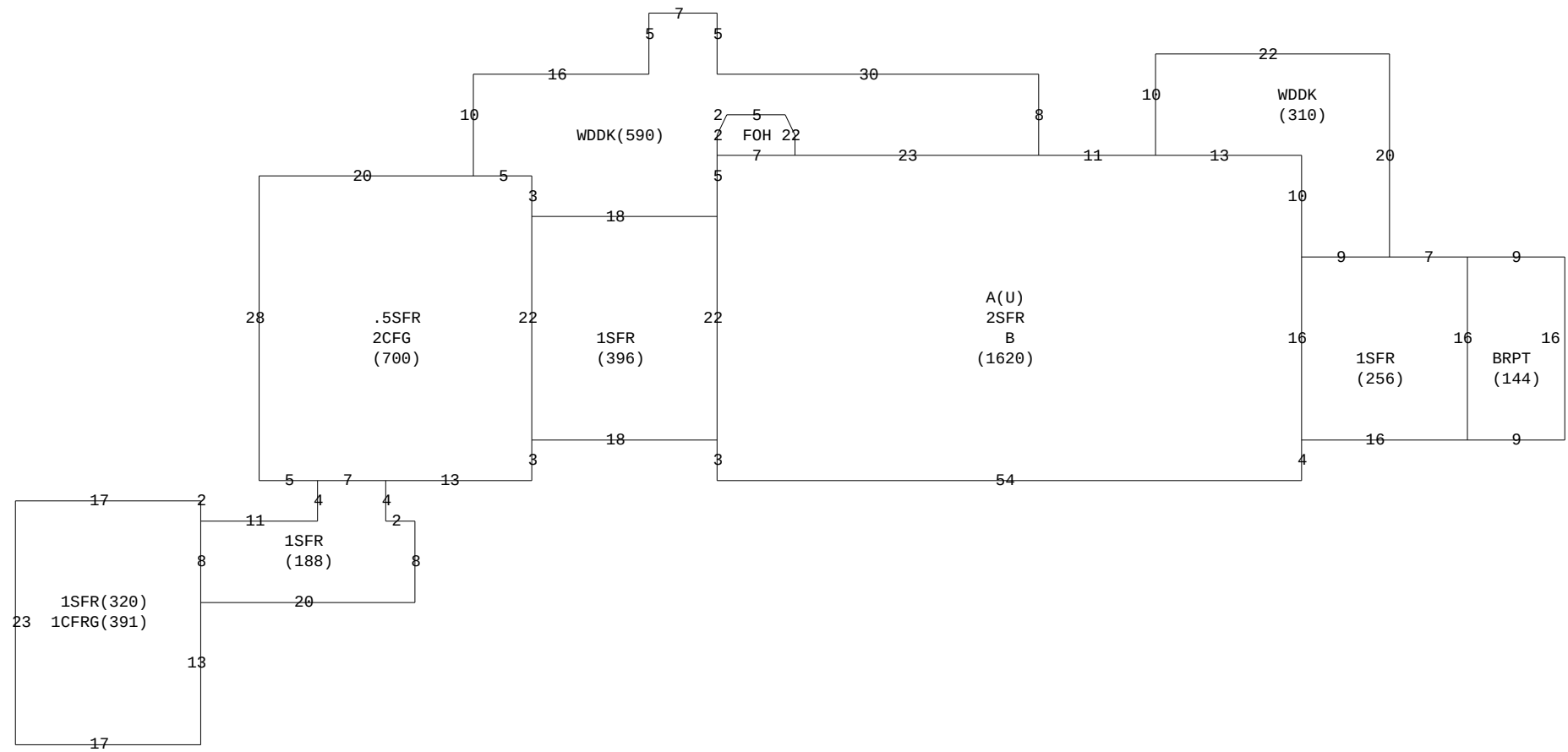
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	590	15,629
G Garages	FRL Attached frame GT 65	700	31,361
G Garages	HSF Half-story fin o/gar	700	28,636
L Living Area	AIR Air conditioning	700	2,128
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	AIR Air conditioning	396	1,204
P Porches, Patios, Decks	DECK Wood deck	310	8,212
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	AIR Air conditioning	256	778
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
L Living Area	OVER Frame Overhang	15	1,374
L Living Area	FRFF Frame first floor	188	21,522
L Living Area	AIR Air conditioning	188	572
G Garages	FR Attached frame LE 65	391	17,969
G Garages	FSF Full-story fin o/gar	320	21,435

Total additions 228,745

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00		B	4,838	50	2,400
Utility Shed									
RG1 Frame or Con	17	23	391	55.95	2003	A	33,908	50	17,000
Block Detach Garage									
Value at 70%			13,580				Value at 100%		19,400



NEAL S GANSLAW, SHELLY R GANSLAW, LILLIAN E HAUKE- JOINT TENANTS
AFFDVT-FILED 11-25-20 LILLIAN EVANGELINE HAUKE DIED NOV 2020 V750 P496