

Property at 00078 PHEASANT RUN

Prop ID 3540078

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Administrative Information

Owner name: FRIEDLE PATRICIA J
Second name:
Address: 78 PHEASANT RUN
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 3540078 Neigh.: Zone: RU2A Vol: 145 Page: 0607

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	300,680
Resident Excess	.36	1,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Apr-1984
Sale price: 55,000
Sale valid:

Values

Mkt value :
Cost value: 607,243

Summary

Total assessments	425,070
Total exemptions	
Net assessment	425,070

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 11.0408
Mkt/sale :
Assmt/sale: 7.7285

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						

2.360 acres

Total land value

177,700

124,390

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,160	295,540
Basement	Full			
Heating	Yes	A/C Yes		8,480
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	11,000
Attic	None	Attic size:		
Additions				134,734
Other Features		M Stks		6,000

Sub-Total		455,754
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	660,843
Depreciation	35 %	429,548
	Computed cost value @ 70%	300,684

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	40,859
L Living Area	FRFF Frame first floor	543	62,163
L Living Area	BSMT Basement addition	543	10,006
L Living Area	AIR Air conditioning	543	1,651
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
P Porches, Patios, Decks	DECK Wood deck	72	1,907
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	540	14,305

Total additions 134,734

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
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	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	47	A-	Full Baths 3
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 2,891
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks 2
			W/B stacks
			W/B openings
			Actual Year Built: 1984

