

Property at 00079 PHEASANT RUN

Prop ID 3540079

Printed 06-Sep-2024 2:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DIFABIO CLAUDIA L
Second name:
Address: 143 SOUND BEACH AVE APT 311
City/state: OLD GREENWICH CT Zip: 06870

Location Information

Map: 021 Clerk map:
Lot: 3540079 Neigh.: Zone: RU2A Vol: 790 Page: 951

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Excess	.31	1,630
Resident Dwelling	1.00	359,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Jan-2024
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 690,843

Summary

Total assessments	483,590
Total exemptions	
Net assessment	483,590

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	.310	7,500	2,325			2,325	1,628
Residual		13,504						

2.310 acres

Total land value

177,325

124,128

Building Valuation Summary

				Area	
Dwelling	Frame	1 1/2 story w/bsmt		1,408	299,930
Basement	Full				
Heating	Yes	A/C Yes			8,590
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 12,500
Attic	None			Attic size:	
Additions					254,925
Other Features		WB Stks			9,250

Sub-Total				585,195
Grade	B+	Factor 1.3500		790,013
CDU		C&D Factor 1.00		790,013
Depreciation		35 %		513,508
		Computed cost value @ 70%		359,456

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	720	19,073
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	AIR Air conditioning	540	1,642
L Living Area	FRFF Frame first floor	928	106,238
L Living Area	UATT Unfinished attic	928	16,246
L Living Area	BSMT Basement addition	928	17,101
L Living Area	AIR Air conditioning	928	2,821
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	624	27,060

Total additions 254,925

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 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 3 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 3,932
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1985

