

Property at 00014 FAWN RUN

Prop ID 4810014

Printed 07-Feb-2024 8:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: YARNALL BRADLEY T & LAUREN C
 Second name:
 Address: 14 FAWN RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 06 055
 Lot: 4810014 Neigh.: Zone: RU2A Vol: 761 Page: 994

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Outbldg	1.00	11,970
Resident Dwelling	1.00	394,310

Exemptions

Exempt Cat	Amount
Resident Excess	.67 3,490

Last sale

Sale date: 29-Jun-2021
 Sale price: 750,000
 Sale valid:

Values

Mkt value :
 Cost value: 785,386

Summary

Total assessments	549,770
Total exemptions	
Net assessment	549,770

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0472
 Mkt/sale :
 Assmt/sale: .7330

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000		200,000	140,000
Primary Site		87,120					
RES	12	.665	7,500	4,988		4,988	3,492
Residual		28,967					

2.665 acres

Total land value

204,988

143,492

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,706	402,170
Heating	Yes	A/C	Yes			11,490
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:				
Additions						90,776
Other Features	WB Stks		RR		33,543	
Sub-Total						554,979
Grade	A-	Factor	1.4500			804,720
CDU		C&D Factor	1.00			804,720
Depreciation				30 %		563,304
				Computed cost value @ 70%		394,313

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	800	35,842
L Living Area	FRUF Frame upper full	476	39,855
L Living Area	AIR Air conditioning	476	1,447
L Living Area	OVER Frame Overhang	50	4,579
L Living Area	AIR Air conditioning	50	152
P Porches, Patios, Decks	DECK Wood deck	336	8,901

Total additions 90,776

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95	2007	B	34,121	50	17,100
Block Detach Garage									
Value at 70%									
			11,970	Value at 100%			17,100		

