

Property at 00015 FAWN RUN

Prop ID 4810015

Printed 06-Apr-2026 1:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOFFMAN JONATHAN & MEGAN
 Second name:
 Address: 15 FAWN RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 94 008
 Lot: 4810015 Neigh.: Zone: RU2A Vol: 677 Page: 1137

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Outbldg	3.00	81,410
Resident Dwelling	1.00	428,530

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 10-Sep-2014
 Sale price: 867,500
 Sale valid:

Values

Mkt value :
 Cost value: 946,514

Summary

Total assessments	662,560
Total exemptions	
Net assessment	662,560

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0911
 Mkt/sale :
 Assmt/sale: .7638

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	2.403	7,500	18,023		18,023	12,616
Residual		104,675					

4.403 acres

Total land value

218,023

152,616

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	01	Fully Finished		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1998

Building Valuation Summary

	Area	
Dwelling Frame 2 story w/bsmt	1,880	436,150
Basement Full with walk		
Heating Yes A/C Yes		12,450
Plumbing 3 F/B 2 H/B 3 Add'l fix. Wh/p Saunas		18,500
Attic Fully Finished Attic size: 532		19,044
Additions		84,862
Other Features Mason Trim WB Stks		32,126

Sub-Total	603,132
Grade A- Factor 1.4500	874,541
CDU C&D Factor 1.00	874,541
Depreciation 30 %	612,179
Computed cost value @ 70%	428,525

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	517	34,631
L Living Area	AIR Air conditioning	517	1,572
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
P Porches, Patios, Decks	DECK Wood deck	420	11,126

Total additions 84,862

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	8	10	80	30.00	2002	C	2,400	50	1,200
RGL Garage/Living			1,030	126.5	2026	C	130,347	50	65,200
RP5 Pool w/ Gunite	22	41	902	110.5	2008	C	99,716	50	49,900
Value at 70%			81,410				Value at 100%		116,300

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Prop ID 4810015 Card 0:

Scale: 1" = 8.45 feet

