

Property at 00025 FAWN RUN

Prop ID 4810025

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Administrative Information

Owner name: MALDONADO MARCELO & NICOLE
 Second name:
 Address: 25 FAWN RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 99 001
 Lot: 4810025 Neigh.: Zone: RU2A Vol: 733 Page: 33

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Oct-2019
Resident Land	2.00	140,000				Sale price: 1,010,000
Resident Dwelling	1.00	703,020				Sale valid:
					Values	
Resident Excess	5.69	29,850			Mkt value :	
					Cost value: 1,246,957	
Summary			Utilities		Sales ratios	
Total assessments		872,870	Water	Well	Cost/sale : 1.2346	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		872,870	Gas	None	Assmt/sale: .8642	

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	5.685	7,500	42,638			42,638	29,847
Residual		247,639						
		7.685 acres	Total land value				242,638	169,847

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	18	Cottage			
Exterior Walls	02	Wood Shingles			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	02	Hip			
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	01	Hardwood	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	5	Masonry trim sf
Fuel	07	Propane Gas	Half Baths	1	Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures	8	Rec Room Size 1,250
Grade	57	AA-	Whirlpools	1	Living area 5,469
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2005		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,970	453,730
Basement	Full with walk			
Heating	Yes	A/C Yes		12,940
Plumbing	5 F/B	1 H/B	8 Add'l fix.	1 Wh/p Saunas 30,000
Attic	Fully Finished			Attic size: 336 14,951
Additions				165,173
Other Features	WB Stks	RR		40,576
Sub-Total				717,370
Grade	AA-	Factor 1.7500		1,255,398
CDU		C&D Factor 1.00		1,255,398
Depreciation		20 %		1,004,318
Computed cost value @ 70%				703,023

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	874	39,157
G Garages	FSF Full-story fin o/gar	700	46,889
L Living Area	AIR Air conditioning	700	2,128
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	BSMT Basement addition	396	7,297
L Living Area	AIR Air conditioning	396	1,204
P Porches, Patios, Decks	TERR Terrace	352	13,986
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	16	49
L Living Area	OVER Frame Overhang	47	4,304
L Living Area	AIR Air conditioning	47	143
Total additions			165,173

