

Property at 00028 FAWN RUN

4A

Prop ID 4810028

Printed 07-Feb-2024 8:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KIEPER SCOTT R
 Second name:
 Address: 28 FAWN RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 99 001
 Lot: 4810028 Neigh.: Zone: RU2A Vol: 691 Page: 1027

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Dwelling	1.00	649,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Apr-2004
 Sale price: 406,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,144,143

Summary

Total assessments	800,900
Total exemptions	
Net assessment	800,900

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.8181
 Mkt/sale :
 Assmt/sale: 1.9727

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	2.100	7,500	15,750		15,750	11,025
Residual		91,476					

4.100 acres

Total land value

215,750

151,025

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	10	English Tudor		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	1,200
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,150
Interior Cond	05	Good	Living area	4,682
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2008	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,601	381,660
Basement	Full with walk					
Heating	Yes	A/C	Yes			10,910
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	22,500
Attic	None	Attic size:				
Additions						189,662
Other Features	Mason Trim	WB Stks	RR			58,397

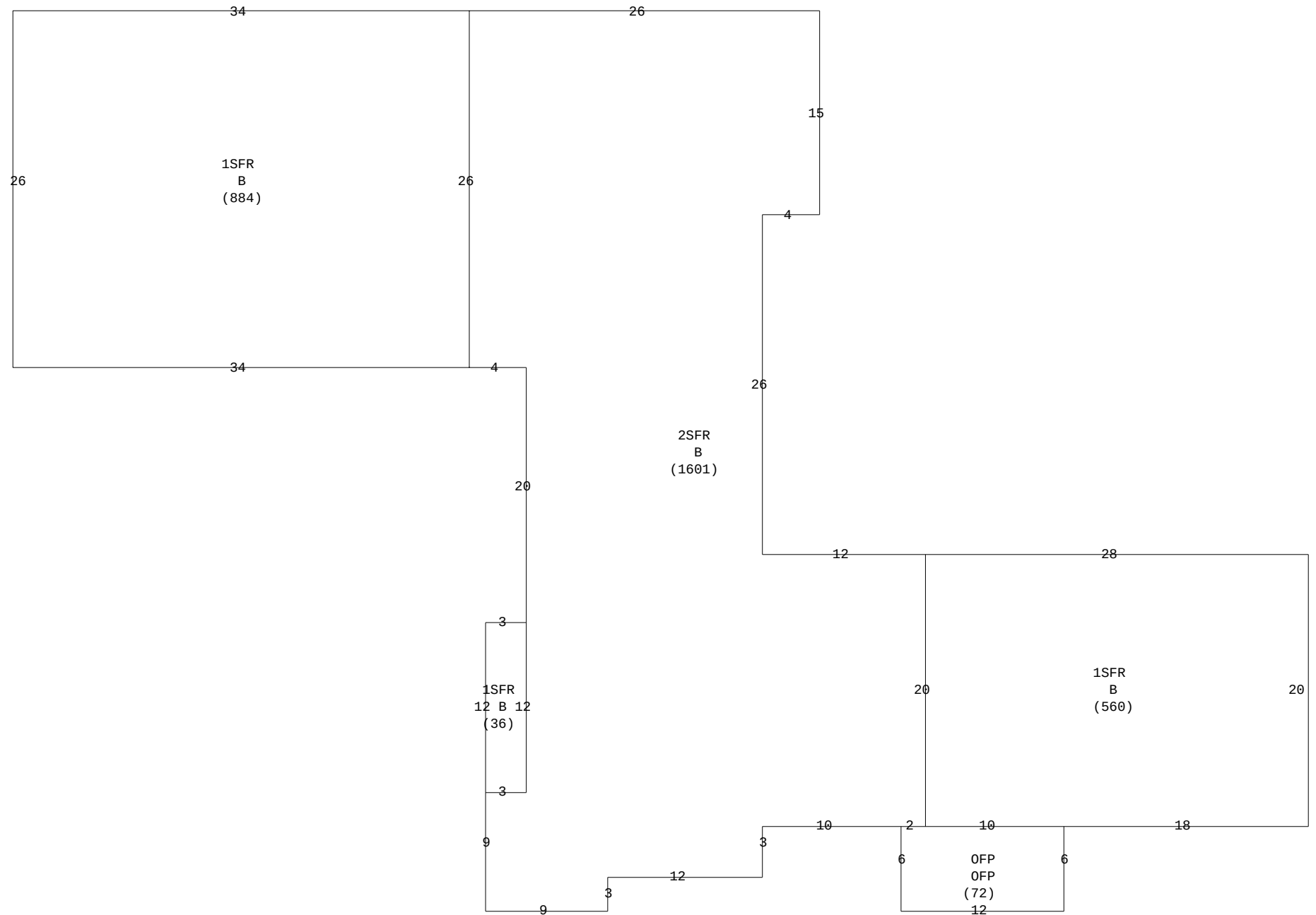
Sub-Total			663,129
Grade	AA-	Factor 1.7500	1,160,476
CDU		C&D Factor 1.00	1,160,476
Depreciation		20 %	928,381
		Computed cost value @ 70%	649,867

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	884	59,214
L Living Area	AIR Air conditioning	884	2,687
L Living Area	BSMT Basement addition	36	663
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109
L Living Area	BSMT Basement addition	560	10,320
L Living Area	FRFF Frame first floor	560	64,109
L Living Area	AIR Air conditioning	560	1,702
P Porches, Patios, Decks	F0FF Frame open first flo	72	4,387
P Porches, Patios, Decks	F0UF Frame open upper flo	72	2,745

Total additions 189,662

Scale: 1" = 10.11 feet



V 547 P 1059, 1061 8-31-06 - 21,042 SQ. FT. LAND SWAP WITH 25 FAWN RUN