

Property at 00044 FOXCROFT RUN

Prop ID 2330044

Printed 20-Feb-2010 12:55 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FALSEY EDWARD T III AND
 Second name: VAYOS DAPHNE R
 Address: 44 FOXCROFT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 2330044 Neigh.: Zone: R40 Vol: 504 Page: 1143

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 09-Aug-2004
Resident Land	.92	122,500			Sale price: 565,000
Resident Dwelling	1.00	261,260			Sale valid: Y
Resident Excess	.11	580			Values
Summary		Utilities		Sales ratios	
Total assessments	384,340	Water Avon	Cost/sale :	.9718	
Total exemptions		Sewer Septic	Mkt/sale :		
Net assessment	384,340	Gas None	Assmt/sale:	.6802	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000			175,000	122,500
Primary Site		40,075					
RES	12	.110	7,500			825	580
Residual		4,792					
		1.0300 acres		Total land value		175,825	123,080

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	1,566	232,450	
Basement	Full				
Heating	Yes	A/C Yes		7,050	
Plumbing	2 F/B	1 H/B 4 Add'l fix.	1 Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions				100,800	
Other Features	WB Stks	Unfin	3,500	17,820	
Sub-Total				368,620	
Grade	B+	Factor 1.3500	497,640		
CDU		C&D Factor 1.00	497,640		
Depreciation		25 %	373,230		
Computed cost value @ 70%				261,260	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	432	8,100
G Garages	FRL Attached frame GT 65	864	27,300
L Living Area	FRFF Frame first floor	570	46,000
L Living Area	BSMT Basement addition	570	7,400
L Living Area	UATT Unfinished attic	285	3,500
P Porches, Patios, Decks	FOFF Frame open first flo	198	8,500

Total additions 100,800

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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	07	Hydro Air	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

