

Property at 00078 PHEASANT RUN

Prop ID 3540078

Printed 02-May-2015 9:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRIEDLE PATRICIA J
 Second name:
 Address: 78 PHEASANT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3540078 Neigh.: Zone: RU2A Vol: 145 Page: 0607

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,160	214,510
Basement	Full				
Heating	Yes	A/C Yes			6,500
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	8,200
Attic	None		Attic size:		
Additions					95,100
Other Features		M Stks	Unfin	3,500	6,000
Sub-Total					330,310
Grade	A-	Factor 1.4500			478,950
CDU		C&D Factor 1.00			478,950
Depreciation		35 %			311,320
Computed cost value @ 70%					217,920

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-Apr-1984
Resident Land	2.00	140,000			Sale price: 55,000
Resident Dwelling	1.00	217,920			Sale valid:
Resident Excess	.36	1,890			Values
					Mkt value :
					Cost value: 514,010
Summary			Utilities		Sales ratios
Total assessments	359,810		Water	Well	Cost/sale : 9.3456
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment	359,810		Gas		Assmt/sale: 6.5420

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	.360	7,500	2,700		2,700	1,890
Residual		15,682					
2.360 acres				Total land value		202,700	141,890

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	28,800
L Living Area	FRFF Frame first floor	543	43,900
L Living Area	BSMT Basement addition	543	7,100
L Living Area	AIR Air conditioning	543	1,200
P Porches, Patios, Decks	FOFF Frame open first flo	21	900
P Porches, Patios, Decks	DECK Wood deck	72	1,300
L Living Area	OVER Frame Overhang	28	1,800
P Porches, Patios, Decks	DECK Wood deck	540	10,100
Total additions			95,100

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	
Grade	47	A-	Addtn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	99	None	Saunas	2,891
Basement	01	Full	M/F stacks	2
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good	Actual Year Built: 1984	
Exterior Cond	05	Good		

