

Property at 00256 BURNHAM ROAD

Prop ID 1580256

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Administrative Information

Owner name: VADLAMUDI VENU AND
 Second name: RAYMOND RACHEL
 Address: 256 BURNHAM ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1580256 Neigh.: Zone: R40 Vol: 781 Page: 262

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Dec-2022
Resident Land	.92	87,500				Sale price: 265,000
Resident Dwelling	1.00	82,520				Sale valid:
					Values	
Resident Excess	.47	2,470			Mkt value :	
					Cost value:	246,414
Summary			Utilities		Sales ratios	
Total assessments		172,490	Water	Well	Cost/sale :	.9299
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		172,490	Gas	None	Assmt/sale:	.6509

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	.470	7,500	3,525			3,525	2,468
Residual		20,473						
1.390 acres				Total land value			128,525	89,968

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	216
Garage	99	None	Saunas	1,144
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1948	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	720
Basement	Full		141,250
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Fully finished w/WH	Attic size: 700	26,721
Additions			8,640
Other Features		RR	4,757
Sub-Total			181,368
Grade	C	Factor 1.0000	181,368
CDU		C&D Factor 1.00	181,368
Depreciation		35 %	117,889
Computed cost value @ 70%			82,522

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	64	7,327
P Porches, Patios, Decks	CPAT Concrete patio	154	1,313
Total additions			8,640

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

