

Property at 00023 WHITE BIRCH LANE

Prop ID 4600023

Printed 07-Feb-2024 6:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOGDANY JOSEPH
Second name:
Address: 23 WHITE BIRCH LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4600023 Neigh.: Zone: R40 Vol: 788 Page: 625

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	96,410

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 26-Sep-2023
Sale price: 327,000
Sale valid:

Values

Mkt value :
Cost value: 272,729

Summary

Total assessments	190,910
Total exemptions	
Net assessment	190,910

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8340
Mkt/sale :
Assmt/sale: .5838

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						

.920 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	179,150
Basement	Full		1,008	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				25,983
Other Features		WB Stks		6,750

Sub-Total			211,883
Grade	C	Factor 1.0000	211,883
CDU		C&D Factor 1.00	211,883
Depreciation		35 %	137,724
		Computed cost value @ 70%	96,407

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
G Garages	FR Attached frame LE 65	240	12,077
P Porches, Patios, Decks	BPAT Brick/flagstone pati	108	2,463

Total additions 25,983

