

Property at 00002 BIRCH ROAD

Prop ID 1320002

Printed 05-Feb-2024 12:38 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WAITE SHIRLEY
 Second name:
 Address: 2 BIRCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 1320002 Neigh.: SL Zone: R15 Vol: 666 Page: 907

Assessments

Assmt category	Qty	Amount
Resident Land	.15	70,000
Resident Dwelling	1.00	73,290
Resident Outbldg	1.00	210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Feb-2013
 Sale price: 83,000
 Sale valid: 14

Values

Mkt value :
 Cost value: 205,000

Summary

Total assessments	143,500
Total exemptions	
Net assessment	143,500

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.4699
 Mkt/sale :
 Assmt/sale: 1.7289

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.150	100,000	100,000			100,000	70,000
Primary Site		6,534						

.150 acres Total land value 100,000 70,000

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	4
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1940	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	130,720
Basement	Full		640	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:	
Additions				30,367
Other Features				

Sub-Total		161,087
Grade C	Factor 1.0000	161,087
CDU	C&D Factor 1.00	161,087
Depreciation	35 %	104,707
	Computed cost value @ 70%	73,295

Building additions

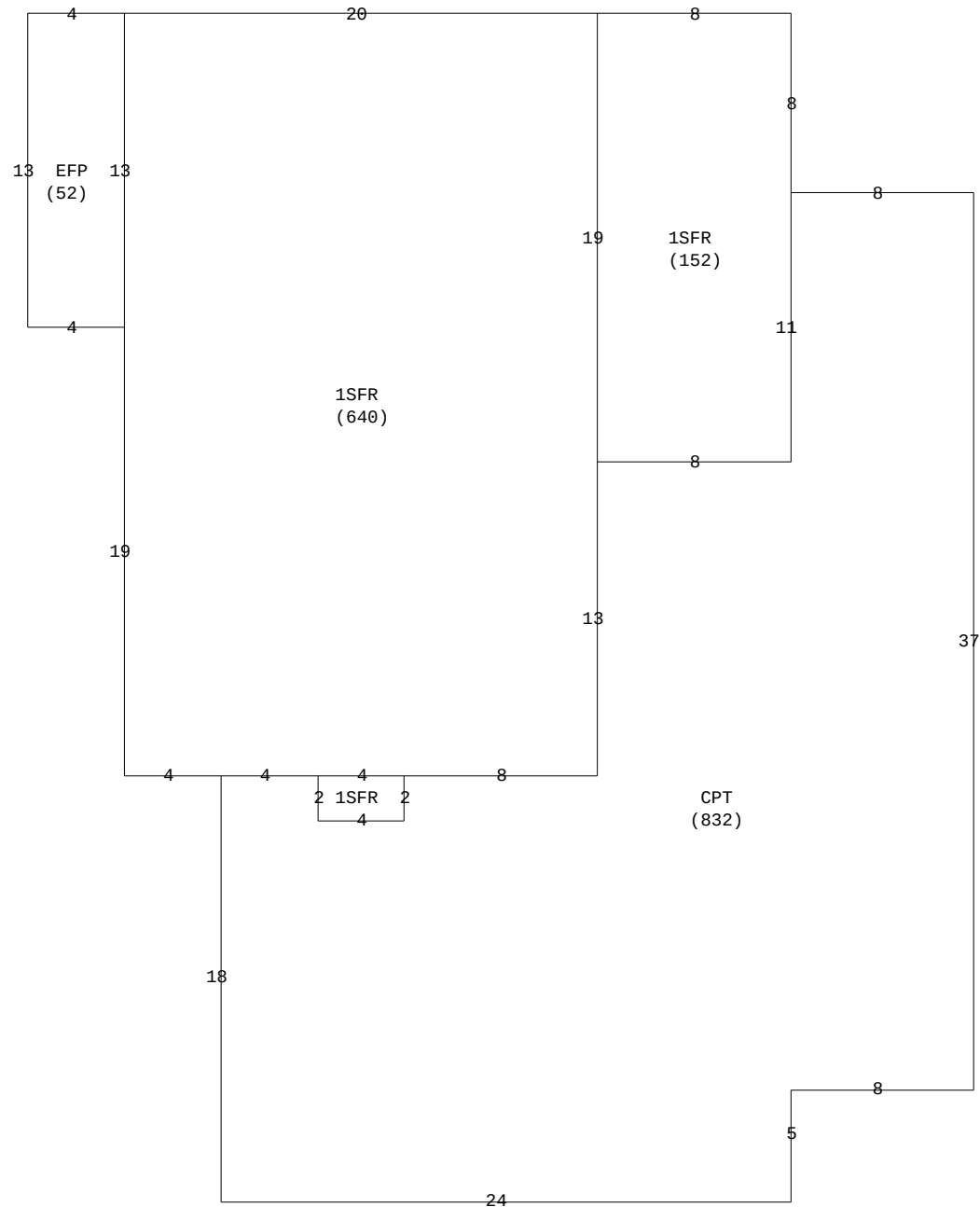
Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	832	7,091
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	FRFF Frame first floor	8	916
P Porches, Patios, Decks	FEFF Frame enclosed first	52	4,959

Total additions 30,367

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	4	6	24	30.00		D	562	50	300
Utility Shed									
Value at 70%		210					Value at 100%		300

Scale: 1" = 7.54 feet



CERT OF FORECLOSURE 8-15-12 VOL 646 PG 356
V 666 P 907 9/6/13 GORDON WAITE TO SHIRLEY WAITE \$30,000 (PART INTREST