

Property at 00004 BIRCH ROAD

Prop ID 1320004

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

Administrative Information

Owner name: KEARNS GREGORY F
Second name:
Address: 4 BIRCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 1320004 Neigh.: SL Zone: R15 Vol: 312 Page: 175

Assessments

Assmt category	Qty	Amount
Resident Land	.17	70,000
Resident Dwelling	1.00	118,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Oct-1995
Sale price: 60,000
Sale valid:

Values

Mkt value :
Cost value: 269,557

Summary

Total assessments	188,690
Total exemptions	
Net assessment	188,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 4.4926
Mkt/sale :
Assmt/sale: 3.1448

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.170	100,000	100,000			100,000	70,000
Primary Site		7,405						

.170 acres	Total land value	100,000	70,000
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Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	990	262,340
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					44,555
Other Features					

Sub-Total				306,895
Grade	D+	Factor .8500		260,861
CDU		C&D Factor 1.00		260,861
Depreciation		35 %		169,560
		Computed cost value @ 70%		118,692

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	288	19,291
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950

Total additions 44,555

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	6
Interior Walls	01	Plaster	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	23	D+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	04	Average	Actual Year Built: 1940	
Exterior Cond	04	Average		

