

Property at 00018 BIRCH ROAD

Prop ID 1320018

Printed 05-Feb-2024 12:39 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KONKOWSKI CHARLES JOHN III
 Second name:
 Address: 18 BIRCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 1320018 Neigh.: SL Zone: R15 Vol: 789 Page: 911

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Nov-2023
Resident Land	.24	70,000				Sale price: 260,000
Resident Dwelling	1.00	84,140				Sale valid:
Resident Outbldg	1.00	3,430				Values
					Mkt value :	
					Cost value:	225,100
Summary			Utilities		Sales ratios	
Total assessments	157,570		Water	Connecticut	Cost/sale :	.8658
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	157,570		Gas	None	Assmt/sale:	.6060

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.240	100,000	100,000			100,000	70,000
Primary Site		10,454						
		.240 acres		Total land value			100,000	70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	24
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	856
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1935	

Building Valuation Summary

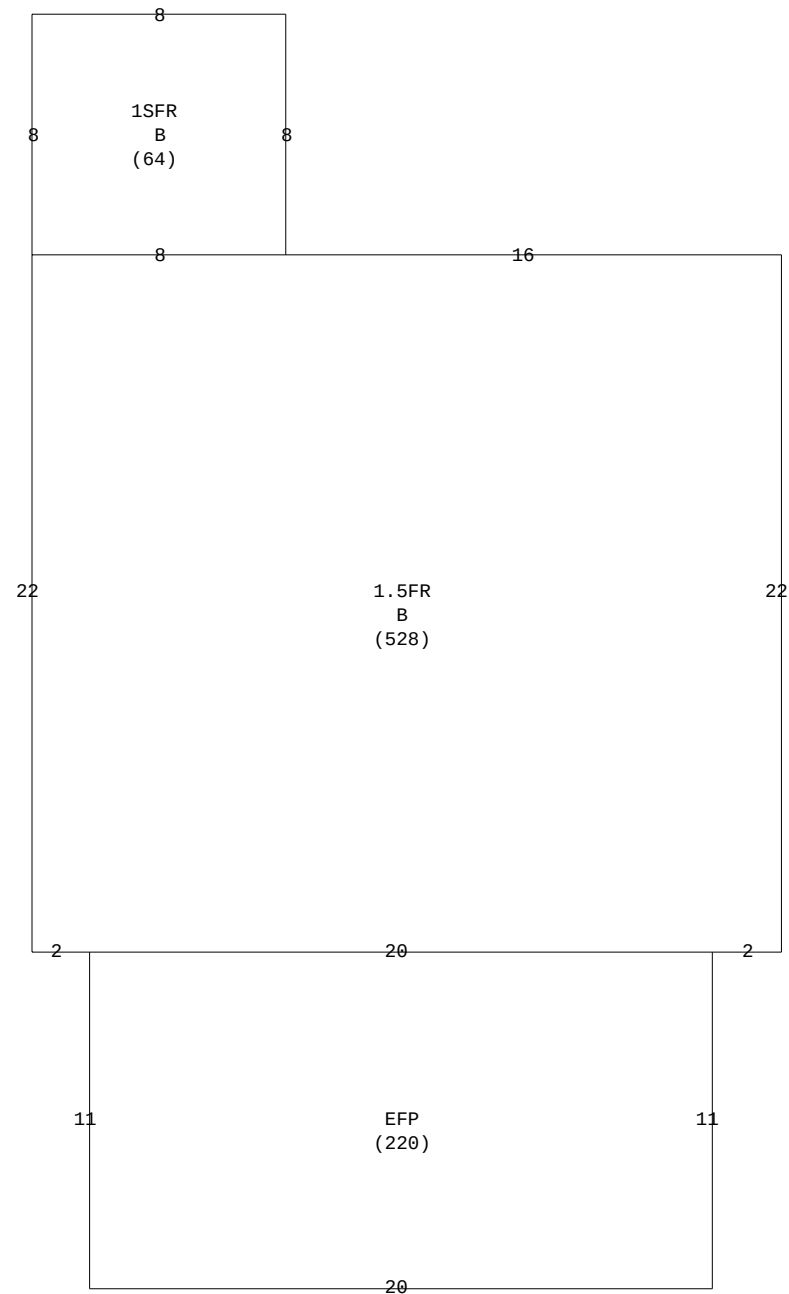
Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full with walk				528	150,080
Heating	Yes	A/C No				
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	4,000
Attic	None	Attic size:				
Additions						29,486
Other Features	Mason Trim					1,355
Sub-Total						184,921
Grade	C	Factor 1.0000				184,921
CDU		C&D Factor 1.00				184,921
Depreciation		35 %				120,199
					Computed cost value @ 70%	84,139

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	220	20,980
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	BSMT Basement addition	64	1,179
Total additions			29,486

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	18	18	324	30.00		C	9,720	50	4,900
Utility Shed									
Value at 70%		3,430	Value at 100%		4,900				



THERE IS A LOFT OVER THE SHED IN BACK
BASEMENT FLOOR IS DIRT

PROB CERT CAMILLE LIVSEY V788 P63 9-8-23