

Property at 00022 BIRCH ROAD

Prop ID 1320022

Printed 09-Dec-2025 11:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BENNETT EVERETT M AND
Second name: ROSEMARIE L
Address: 22 BIRCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 1320022 Neigh.: SL Zone: R15 Vol: 087 Page: 0688

Assessments

Assmt category	Qty	Amount
Resident Land	.12	70,000
Resident Dwelling	1.00	100,100

Exemptions

Exempt	Cat	Amount
APA	Veteran	170,100

Last sale

Sale date: 20-Dec-1984
Sale price: 19,000
Sale valid:

Values

Mkt value :
Cost value: 243,000

Summary

Total assessments	170,100
Total exemptions	170,100
Net assessment	

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 12.7895
Mkt/sale :
Assmt/sale: 8.9526

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.120	100,000	100,000			100,000	70,000
Primary Site		5,227						

.120 acres

Total land value

100,000

70,000

Building Valuation Summary

					Area	
Dwelling	Frame	1 1/2 story w/bsmt			728	184,130
Basement	Full with walk					
Heating	Yes	A/C	Yes			5,320
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas	
Attic	None		Attic size:			
Additions						30,546
Other Features						

Sub-Total						219,996
Grade	C		Factor 1.0000			219,996
CDU			C&D Factor 1.00			219,996
Depreciation			35 %			142,997
			Computed cost value @ 70%			100,098

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	91	10,418
L Living Area	BSMT Basement addition	91	1,677
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	AIR Air conditioning	91	277
L Living Area	AIR Air conditioning	96	292

Total additions 30,546

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	03	Field Stone	Total Rooms 5
Interior Walls	01	Plaster	Bedrooms 3
Floors	01	Hardwood	Family Rooms 24
Heating System	02	Forced Hot Air	Full Baths 1
Fuel	01	Oil	Half Baths
Attic	99	None	Addtn'l fixtures
Grade	30	C	Whirlpools
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	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1940

