

Property at 00024 BIRCH ROAD

Prop ID 1320024

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Administrative Information

Owner name: CORRIGAN BRIAN R AND
Second name: ALISON M
Address: 24 BIRCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 1320024 Neigh.: SL Zone: R15 Vol: 526 Page: 601

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Aug-2005
Resident Land	.34	70,000				Sale price: 185,000
Resident Dwelling	1.00	86,270				Sale valid: Y
					Values	
Resident Excess	.02	110				Mkt value : Cost value: 223,400
Summary			Utilities		Sales ratios	
Total assessments		156,380	Water	Well	Cost/sale :	1.2076
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		156,380	Gas	None	Assmt/sale:	.8453

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.020	7,500	150			150	105
Residual		871						
				.360 acres	Total land value		100,150	70,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1940	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	
Basement	Full with walk			1,008	179,150	
Heating	Yes	A/C	No			
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:				
Additions					10,451	
Other Features						
Sub-Total						189,601
Grade	C	Factor 1.0000			189,601	
CDU		C&D	Factor 1.00		189,601	
Depreciation		35 %			123,241	
Computed cost value @ 70%					86,269	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	70	8,014

Total additions 10,451

