

Property at 00005 BIRCHWOOD ROAD

Prop ID 1330005

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Administrative Information

Owner name: EGE EDWARD W SR & RUTH L
 Second name:
 Address: 5 BIRCHWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1330005 Neigh.: LV Zone: R15 Vol: 696 Page: 755

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Apr-2016
Resident Land	.34	70,000				Sale price: 146,500
Resident Dwelling	1.00	95,560				Sale valid:
					Values	
Resident Excess	.17	890			Mkt value :	
					Cost value:	237,786
Summary			Utilities		Sales ratios	
Total assessments		166,450	Water	Connecticut	Cost/sale :	1.6231
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		166,450	Gas	None	Assmt/sale:	1.1362

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	.170	7,500	1,275			1,275	893
Residual		7,405						
		.510 acres	Total land value				101,275	70,893

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	23	D+	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	02	Partial < half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1950	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	448
Basement	Partial < half		156,490
Heating	Yes	A/C No	-2,770
Plumbing	2 F/B	H/B Add'l fix.	5,000
Attic	None	Wh/p Saunas	
Additions		Attic size:	88,358
Other Features			
Sub-Total			247,078
Grade	D+	Factor .8500	210,016
CDU		C&D Factor 1.00	210,016
Depreciation		35 %	136,510
		Computed cost value @ 70%	95,557

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	64	1,828
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	FRUF Frame upper full	208	17,416
L Living Area	BSMT Basement addition	208	3,833
P Porches, Patios, Decks	FEFF Frame enclosed first	200	19,072
G Garages	FR Attached frame LE 65	240	12,077
L Living Area	BSMT Basement addition	560	10,320
		Total additions	88,358

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

