

Property at 00010 BIRCHWOOD ROAD

Prop ID 1330010

Printed 24-Mar-2025 2:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GOOD MARY M
 Second name:
 Address: 10 BIRCHWOOD RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1330010 Neigh.: LV Zone: R15 Vol: 606 Page: 1115

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	115,980
Resident Outbldg	2.00	2,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-2010
 Sale price: 190,000
 Sale valid: 14

Values

Mkt value :
 Cost value: 270,243

Summary

Total assessments	189,170	
Total exemptions		
Net assessment	189,170	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.4223
 Mkt/sale :
 Assmt/sale: .9956

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	.100	7,500	750			750	525
Residual		4,356						

.440 acres

Total land value

100,750

70,525

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None	Actual Year Built: 1977	
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	864	237,730
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					10,680
Other Features		M Stks			3,000
Sub-Total					254,910
Grade	C	Factor 1.0000			254,910
CDU		C&D Factor 1.00			254,910
Depreciation		35 %			165,692
Computed cost value @ 70%					115,984

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
P Porches, Patios, Decks	DECK Wood deck	256	6,781

Total additions 10,680

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%					2,660	Value at 100%			
						3,800			

