

Property at 00016 BIRCHWOOD ROAD

Prop ID 1330016

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Administrative Information

Owner name: MURATORI STEFAN D
 Second name:
 Address: 16 BIRCHWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1330016 Neigh.: LV Zone: R15 Vol: 702 Page: 1075

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Oct-2016
Resident Land	.33	70,000				Sale price: 180,000
Resident Dwelling	1.00	96,820				Sale valid:
Resident Outbldg	2.00	17,010				Values
						Mkt value :
						Cost value: 262,614
Summary			Utilities		Sales ratios	
Total assessments	183,830		Water	Connecticut	Cost/sale :	1.4590
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	183,830		Gas	None	Assmt/sale:	1.0213

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.330	100,000	100,000			100,000	70,000
Primary Site		14,375						
		.330 acres		Total land value			100,000	70,000

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	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1957	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,221	207,180
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					5,616
Other Features					
Sub-Total					212,796
Grade	C	Factor 1.0000			212,796
CDU		C&D Factor 1.00			212,796
Depreciation		35 %			138,317
		Computed cost value @ 70%			96,822

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	212	5,616
		Total additions	5,616

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	10	100	30.00		E	1,500	50	800
Utility Shed									
RG1 Frame or Con	30	28	840	55.95		C	46,998	50	23,500
Block Detach Garage									
Value at 70%			17,010				Value at 100%		24,300

