

Property at 00017 BIRCHWOOD ROAD

Prop ID 1330017

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Administrative Information

Owner name: ANDREWS CAROL TRUSTEE
 Second name:
 Address: 17 BIRCHWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1330017 Neigh.: LV Zone: R15 Vol: 625 Page: 1027

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Mar-2009
Resident Land	.34	70,000				Sale price: 140,000
Resident Dwelling	1.00	116,410				Sale valid: 25
Resident Outbldg	1.00	560				Values
						Mkt value :
Resident Excess	.04	210				Cost value: 267,400
Summary			Utilities		Sales ratios	
Total assessments		187,180	Water	Connecticut	Cost/sale :	1.9100
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		187,180	Gas	None	Assmt/sale:	1.3370

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	.040	7,500	300			300	210
Residual		1,742						
		.380 acres		Total land value			100,300	70,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	01	Plaster	Bedrooms	1
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1946	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	944
Basement	Full		170,730
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			78,373
Other Features	WB Stks		6,750
Sub-Total			255,853
Grade	C	Factor 1.0000	255,853
CDU		C&D Factor 1.00	255,853
Depreciation		35 %	166,304
Computed cost value @ 70%			116,413

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	FRFF Frame first floor	336	38,466
Total additions			78,373

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									
Value at 70%		560	Value at 100%		800				

