Town of Avon Residential Property Card

Property at 00022 BIRCHWOOD ROAD Prop ID 1330022 Printed 05-Feb-2024 12:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KISNER BRYAN JAMES
Second name:
Address: 22 BIRCHWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1330022 Neigh.: LV Zone: R15 Vol: 714 Page: 964

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwellng	1.00	148,580
Resident Excess	.23	1,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-May-2017
Sale price: 245,000
Sale valid:

Values

Mkt value :
Cost value: 313,986

Summary

Total assessments	219,790
Total exemptions	
Net assessment	219,790

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2816
Mkt/sale :
Assmt/sale: .8971

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	.230	7,500	1,725		1,725	1,208
Residual		10,019					
		.570 acres		Total land value		101,725	71,208

Residential Dwelling Information

Subject	Code	Description
Style	01	Ranch
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	01	Plaster
Floors	07	Hardwood/Carpeti
Heating System	02	Forced Hot Air
Fuel	01	Oil
Attic	99	None
Grade	30	C
Garage	22	Attached 2 car
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.0

Total Rooms	6	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures	1	Rec Room Size	300
Whirlpools		Living area	1,484
Saunas		# Living Units	1
M/F stacks			
W/B stacks			
W/B openings			

Actual Year Built: 1946

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,172	200,730
Basement	Full				
Heating	Yes	A/C Yes			5,770
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					102,038
Other Features		RR			7,518
Sub-Total					326,556
Grade	C	Factor 1.0000			326,556
CDU		C&D Factor 1.00			326,556
Depreciation		35 %			212,261
		Computed cost value @ 70%			148,583

Building additions

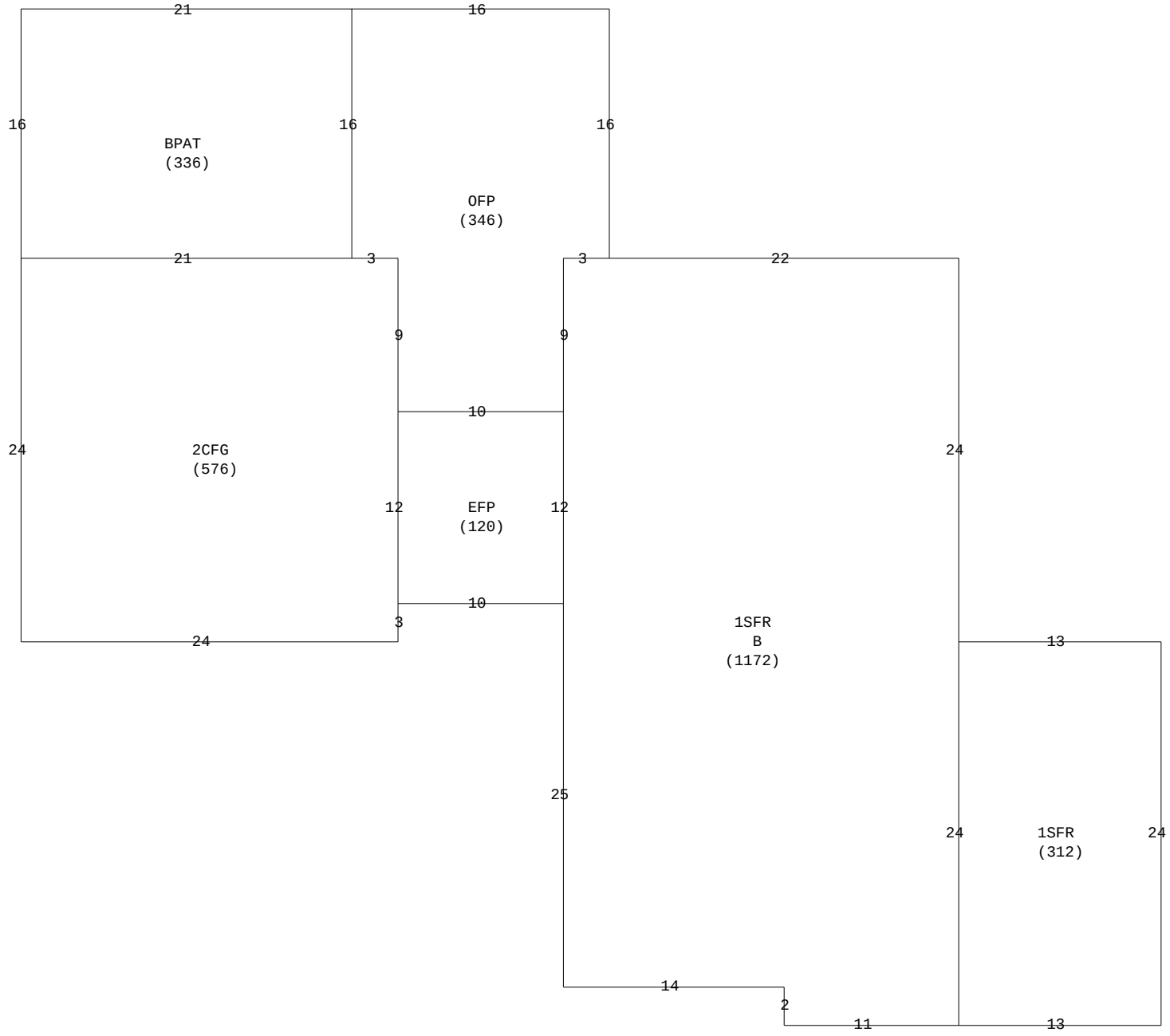
Category		Type		Area	Value
G	Garages	FR	Attached frame LE 65	576	25,187
P	Porches, Patios, Decks	FEFF	Frame enclosed first	120	11,443
L	Living Area	FRFF	Frame first floor	312	35,718
P	Porches, Patios, Decks	FOFF	Frame open first flo	346	21,080
L	Living Area	AIR	Air conditioning	312	948
P	Porches, Patios, Decks	BPAT	Brick/flagstone pati	336	7,662
			Total additions		102,038

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value

Value at 70% Value at 100%

Property at 00022 BIRCHWOOD ROAD Prop ID 1330022 Card 01 Scale: 1" = 9.65 feet



V 704 P 187 11/18/16 CERTIFICATE OF FORECLOSURE