

Property at 00010 BURNHAM HOLLOW

Prop ID 1570010

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Administrative Information

Owner name: MELNIK BRITT K AND
 Second name: GEORGE A TRUSTEES
 Address: 10 BURNHAM HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map: 15 005
 Lot: 1570010 Neigh.: Zone: R40 Vol: 685 Page: 246

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-2008
Resident Land	.92	94,500				Sale price: 505,000
Resident Dwelling	1.00	278,800				Sale valid:
					Values	
Resident Excess	.32	1,680			Mkt value :	
					Cost value: 535,686	
Summary			Utilities		Sales ratios	
Total assessments	374,980		Water	Connecticut	Cost/sale :	1.0608
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	374,980		Gas	None	Assmt/sale:	.7425

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site	40,075							
RES	12	.320	7,500	2,400			2,400	1,680
Residual	13,939							
1.240 acres			Total land value				137,400	96,180

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	06	Metal	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	567
Interior Cond	05	Good	Living area	2,900
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1977	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				704	206,490
Basement	Full						
Heating	Yes	A/C Yes					5,970
Plumbing	2 F/B	2 H/B	1 Add'l fix.	Wh/p	Saunas		12,500
Attic	None			Attic size:			
Additions							235,361
Other Features		WB Stks	RR				25,986
Sub-Total							486,307
Grade	B	Factor 1.2600					612,747
CDU		C&D Factor 1.00					612,747
Depreciation		35 %					398,286
Computed cost value @ 70%							278,800

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
P Porches, Patios, Decks	DECK Wood deck	44	1,166
P Porches, Patios, Decks	DECK Wood deck	426	11,285
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	FRFF Frame first floor	136	15,569
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	28	2,344
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	340	38,924
L Living Area	BSMT Basement addition	340	6,266
P Porches, Patios, Decks	FOFF Frame open first flo	68	4,143
L Living Area	FRFF Frame first floor	186	21,293
L Living Area	BSMT Basement addition	186	3,428
Total additions			235,361

