

Property at 00043 BURNHAM ROAD

Prop ID 1580043

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Administrative Information

Owner name: DILLON HEATHER R &
Second name: NALLBANI ERVIS
Address: 43 BURNHAM ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map: 04 037
Lot: 1580043 Neigh.: Zone: R40 Vol: 793 Page: 397

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	405,300
Resident Outbldg	1.00	15,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-May-2024
Sale price: 850,000
Sale valid:

Values

Mkt value :
Cost value: 726,600

Summary

Total assessments	508,620
Total exemptions	
Net assessment	508,620

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8548
Mkt/sale :
Assmt/sale: .5984

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	.080	7,500	600			600	420
Residual		3,485						

1.000 acres Total land value 125,600 87,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1954	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	None		2,540	380,750
Heating	Yes	A/C Yes		-5,140
Plumbing	4 F/B	H/B 3 Add'l fix.	Wh/p	10,850
Attic	None	Attic size:	Saunas	16,500
Additions				164,701
Other Features		WB Stks		6,750

Sub-Total				574,411
Grade	B	Factor 1.2600		723,758
CDU		C&D Factor 1.00		723,758
Depreciation		20 %		579,006
		Computed cost value @ 70%		405,304

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
L Living Area	FRFF Frame first floor	500	57,241
L Living Area	FRUF Frame upper full	500	41,865
L Living Area	AIR Air conditioning	1,000	3,040
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,140	25,997

Total additions 164,701

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	30	600	58.15	2024	B	43,961	50	22,000

Value at 70% 15,400

Value at 100% 22,000

