

Property at 00066 BURNHAM ROAD

Prop ID 1580066

Printed 05-Feb-2024 1:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LUZZI KRISTIN
 Second name:
 Address: 66 BURNHAM ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1580066 Neigh.: Zone: R40 Vol: 683 Page: 203

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Mar-2015
Resident Land	.92	87,500				Sale price: 263,000
Resident Dwelling	1.00	129,340				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value:	309,843
Summary			Utilities		Sales ratios	
Total assessments		216,890	Water	Connecticut	Cost/sale :	1.1781
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		216,890	Gas	None	Assmt/sale:	.8247

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	.010	7,500	75			75	53
Residual		436						
							.930 acres Total land value	
							125,075 87,553	

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	936	169,670	
Basement	Full				
Heating	Yes	A/C Yes		4,890	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	Fully finished w/WH	Attic size: 900			31,671
Additions					45,218
Other Features	WB Stks				6,750
Sub-Total				263,199	
Grade	C+	Factor 1.0800		284,255	
CDU		C&D Factor 1.00		284,255	
Depreciation		35 %		184,766	
Computed cost value @ 70%				129,336	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	BSMT Basement addition	128	2,359
L Living Area	FRFF Frame first floor	10	1,145
Total additions			45,218

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	9
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,542
Garage	22	Attached 2 car	Saunas	# Living Units 1
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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

