

Property at 00077 BURNHAM ROAD

Prop ID 1580077

Printed 06-Aug-2025 2:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WINNER ROBERT
 Second name:
 Address: 77 BURNHAM ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1580077 Neigh.: Zone: R40 Vol: 805 Page: 902

Assessments

Assmt category	Qty	Amount
Resident Land	.83	87,500
Resident Dwelling	1.00	154,380
Resident Outbldg	2.00	18,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jul-2025
 Sale price: 477,000
 Sale valid:

Values

Mkt value :
 Cost value: 371,343

Summary

Total assessments	259,940
Total exemptions	
Net assessment	259,940

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7785
 Mkt/sale :
 Assmt/sale: .5449

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.830	125,000	125,000			125,000	87,500
Primary Site		36,155						

.830 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	30	C		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 1969

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,350	224,150
Basement	Full				
Heating	Yes	A/C Yes			6,430
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					34,855
Other Features		WB Stks			6,750

Sub-Total					275,685
Grade	C	Factor 1.0000			275,685
CDU		C&D Factor 1.00			275,685
Depreciation		20 %			220,548
		Computed cost value @ 70%			154,384

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	165	10,053
P Porches, Patios, Decks	DECK Wood deck	392	10,384
G Garages	FR Attached frame LE 65	300	14,418

Total additions 34,855

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
RS1 Frame Utility Shed	10	12	120	30.00	2017	C	3,600	50	1,800

Value at 70% 18,060

Value at 100% 25,800

