

Property at 00090 BURNHAM ROAD

Prop ID 1580090

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Administrative Information

Owner name: GUILLOT JOHN B & ELAINE TTEES
 Second name:
 Address: 90 BURNHAM ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1580090 Neigh.: Zone: R40 Vol: 780 Page: 867

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-Aug-2019
Resident Land	.77	87,500	AFA Veteran	3,500	Sale price: 262,000
Resident Dwelling	1.00	115,450	BFD Add Vet	1,750	Sale valid:
Resident Outbldg	1.00	1,470	DAC Veteran	10,000	
				Values	
				Mkt value :	
				Cost value: 292,029	
				Sales ratios	
				Cost/sale : 1.1146	
				Mkt/sale :	
				Assmt/sale: .7802	

Summary

Total assessments	204,420	Water	Well		
Total exemptions	15,250	Sewer	Septic		
Net assessment	189,170	Gas	None		

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.770	125,000	125,000			125,000	87,500
Primary Site		33,541						
		.770 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	01	Hot Water		
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	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	181,520
Basement	Full		1,026	
Heating	Yes	A/C Yes		5,220
Plumbing	1 F/B	1 H/B Add'l fix.	Wh/p	3,500
Attic	None	Attic size:	Saunas	
Additions				56,742
Other Features		WB Stks		6,750
Sub-Total				253,732
Grade	C	Factor 1.0000		253,732
CDU		C&D Factor 1.00		253,732
Depreciation		35 %		164,926
Computed cost value @ 70%				115,448

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	380	17,539
L Living Area	FRFF Frame first floor	112	12,822
P Porches, Patios, Decks	BPAT Brick/flagstone pati	338	7,708
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	AIR Air conditioning	156	474
L Living Area	AIR Air conditioning	112	340
Total additions			56,742

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%		1,470	Value at 100%		2,100				

