

Property at 00097 BURNHAM ROAD

Prop ID 1580097

Printed 05-Feb-2024 1:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HORGAN TIMOTHY N
 Second name:
 Address: 97 BURNHAM ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1580097 Neigh.: Zone: R40 Vol: 599 Page: 702

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-Dec-2009
Resident Land	.92	87,500			Sale price: 725,000
Resident Dwelling	1.00	412,430			Sale valid:
Resident Outbldg	1.00	8,540			

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-Dec-2009
Resident Excess	1.30	6,810			Mkt value : Cost value: 736,114

Summary

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-Dec-2009
Total assessments		515,280	Water Well		Cost/sale : 1.0153
Total exemptions			Sewer Septic		Mkt/sale :
Net assessment		515,280	Gas None		Assmt/sale: .7107

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	1.297	7,500	9,728		9,728	6,810
Residual		56,497					
2.217 acres				Total land value		134,728	94,310

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	07	Propane Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 3
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size 980
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 3,873
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 1
Actual Year Built: 2006			

Building Valuation Summary

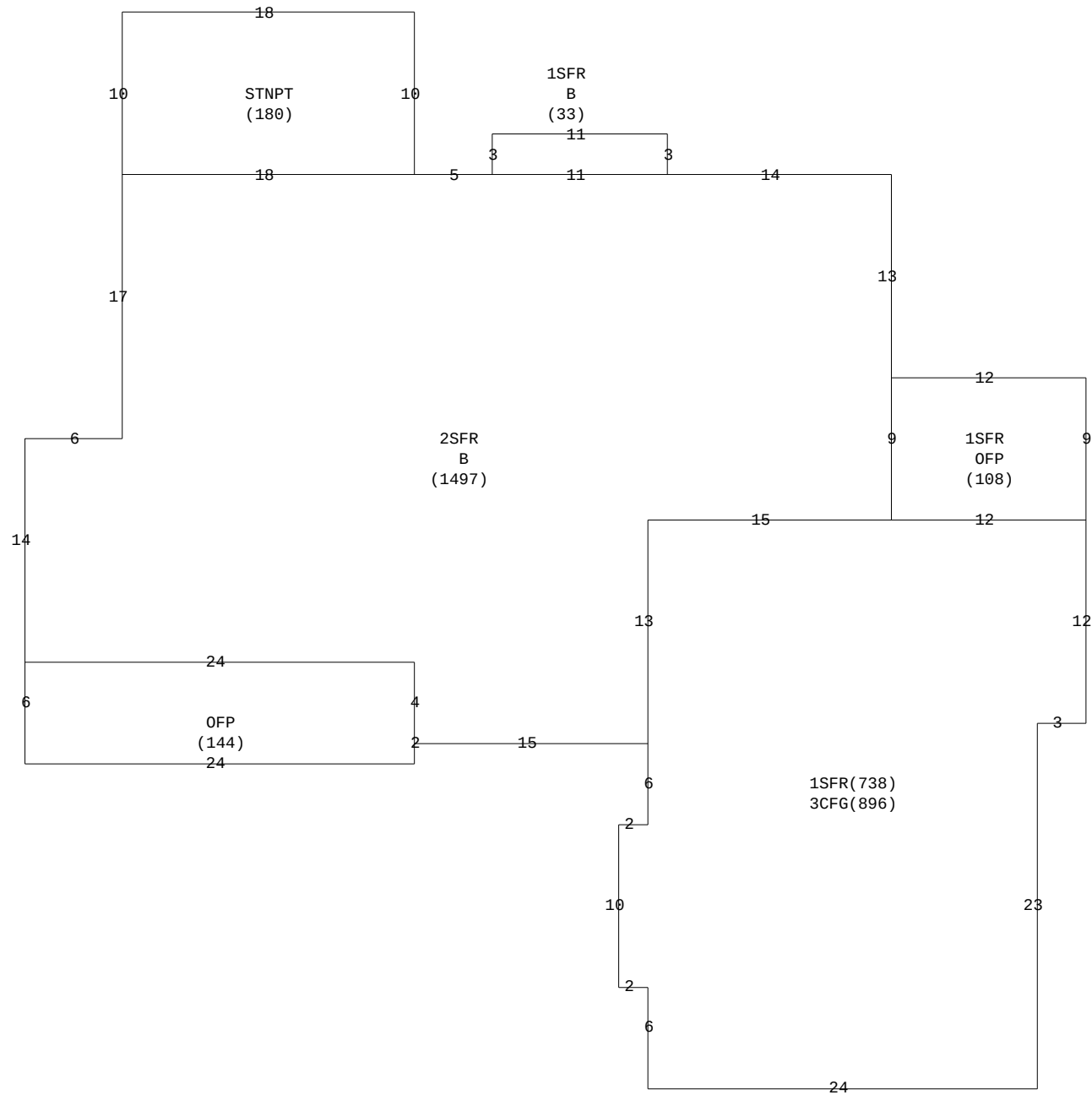
Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,497	361,350
Heating	Yes	A/C Yes		10,340
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:	Saunas	
Additions				125,036
Other Features	WB Stks	RR		31,310
Sub-Total				545,536
Grade	B+	Factor 1.3500		736,474
CDU		C&D Factor 1.00		736,474
Depreciation		20 %		589,179
Computed cost value @ 70%				412,425

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
G Garages	FSF Full-story fin o/gar	738	49,434
L Living Area	AIR Air conditioning	738	2,244
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
L Living Area	FRUF Frame upper full	108	9,043
L Living Area	AIR Air conditioning	108	328
L Living Area	BSMT Basement addition	33	608
L Living Area	FRFF Frame first floor	33	3,778
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
Total additions			125,036

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	11	20	220	110.5	2014	C	24,321	50	12,200
Value at 70%			8,540	Value at 100%			12,200		



SPLIT FROM 93 & 101 BURNHAM ROAD
CAROL ANN K GRIFFIN, JANICE K CROWE & ANN HODGES V 335 P 324

DONALD L MACKIE TRUSTEE V 234 P 714
V 529 P 886 \$113,305 V 529 P 892 \$101,695 9-16-05