

Property at 00161 BURNHAM ROAD

Prop ID 1580161

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Administrative Information

Owner name: HUFF JOAN M
 Second name:
 Address: 161 BURNHAM ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1580161 Neigh.: Zone: R40 Vol: 173 Page: 511

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 23-Jul-1986
Resident Land	.92	87,500	AAA Veteran	1,000	Sale price: 195,000
Resident Dwelling	1.00	202,170	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	9,450	DAC Veteran	10,000	
Summary		Utilities		Sales ratios	
Total assessments	299,120	Water	Connecticut	Cost/sale :	2.1914
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	287,620	Gas	None	Assmt/sale:	1.5339

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	40	B	Whirlpools	
Garage	32	Detached 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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	318,190
Basement	None		1,276	-5,140
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks		24,339
				6,750
Sub-Total				352,639
Grade	B	Factor 1.2600		444,325
CDU		C&D Factor 1.00		444,325
Depreciation		35 %		288,811
		Computed cost value @ 70%		202,168

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	428	11,338
P Porches, Patios, Decks	UTIL Utility building	28	800
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	64	7,327
Total additions			24,339

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
Value at 70%			9,450				Value at 100%		13,500

