

Property at 00175 BURNHAM ROAD

Prop ID 1580175

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Administrative Information

Owner name: LAVORE LANCE & JENNIFER K
 Second name:
 Address: 175 BURNHAM ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1580175 Neigh.: Zone: R40 Vol: 592 Page: 1278

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 09-Jul-2009
Resident Land	.92	87,500	AAA Veteran	1,000	Sale price: 405,000
Resident Dwelling	1.00	234,470	CAB Add Vet	500	Sale valid:
Resident Outbldg	3.00	45,710	DAC Veteran	10,000	
Resident Excess		2.98	7,820	Values	
				Mkt value :	
				Cost value:	536,429
Summary		Utilities		Sales ratios	
Total assessments		375,500	Water Connecticut	Cost/sale :	1.3245
Total exemptions		11,500	Sewer Septic	Mkt/sale :	
Net assessment		364,000	Gas None	Assmt/sale:	.9272

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	2.980	7,500	22,350	T0 .50	11,175	7,823
Residual		129,809			Topography		
3.900 acres				Total land value		136,175	95,323

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	06	Metal	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,330	328,740
Basement	Full				
Heating	Yes	A/C Yes			9,420
Plumbing	2 F/B	2 H/B 2 Add'l fix.	Wh/p	Saunas	13,000
Attic	None	Attic size:			
Additions					94,182
Other Features		WB Stks	RR		31,805
Sub-Total					477,147
Grade	C+	Factor 1.0800			515,319
CDU		C&D Factor 1.00			515,319
Depreciation		35 %			334,957
Computed cost value @ 70%					234,470

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	FOFF Frame open first flo	665	40,516
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
Total additions			94,182

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		C	13,428	50	6,700
Block Detach Garage									
RG1 Frame or Con			2,030	55.95	1988	C	113,579	50	56,800
Block Detach Garage									
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%		45,710	Value at 100%		65,300				

