

Property at 00245 BURNHAM ROAD

Prop ID 1580245

Printed 05-Oct-2026 8:24 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HAKIM-ZARGAR MARIAM ET AL
 Second name:
 Address: 245 BURNHAM ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1580245 Neigh.: Zone: R40 Vol: 681 Page: 500

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Sep-2003
Resident Land	.57	87,500	AAA Veteran	1,000	Sale price: 346,000
Resident Dwelling	1.00	234,900	CAB Add Vet	500	Sale valid:
			DAC Veteran	10,000	
				Values	
				Mkt value :	
				Cost value: 460,571	
				Sales ratios	
Total assessments		322,400	Water Connecticut	Cost/sale : 1.3311	
Total exemptions		11,500	Sewer Septic	Mkt/sale :	
Net assessment		310,900	Gas None	Assmt/sale: .9318	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.570	125,000	125,000		125,000	87,500
Primary Site		24,829					
		.570 acres		Total land value		125,000	87,500

Building Valuation Summary

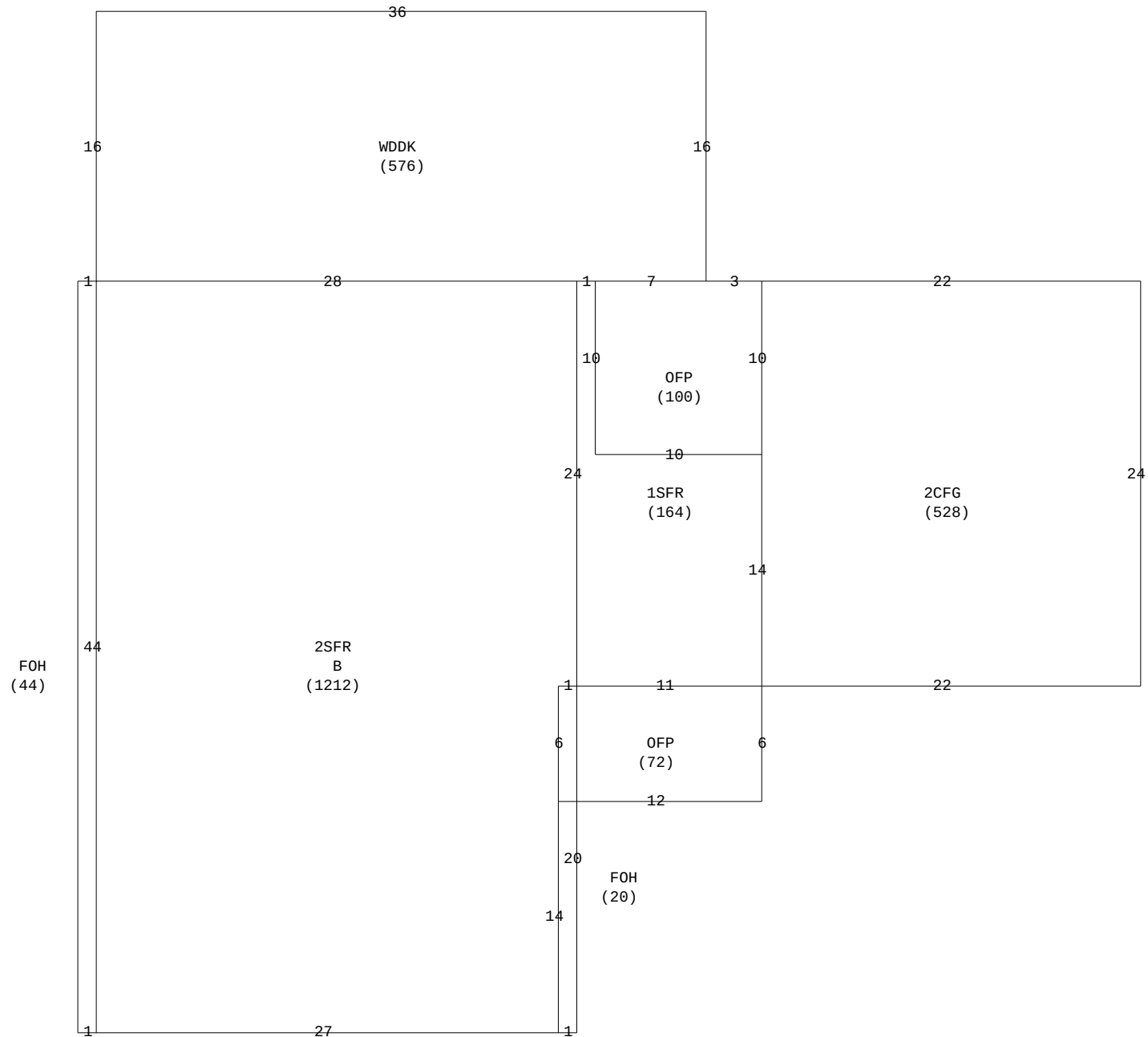
Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,212	305,700
Heating	Yes	A/C	Yes			8,770
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	12,500
Attic	None	Attic size:				
Additions						74,383
Other Features	Mason Trim	WB	Stks			8,376
Sub-Total						409,729
Grade	B	Factor	1.2600			516,259
CDU		C&D Factor	1.00			516,259
Depreciation			35 %			335,568
				Computed cost value @ 70%		234,898

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	DECK Wood deck	576	15,258
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
L Living Area	FRFF Frame first floor	164	18,775
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	164	499
L Living Area	AIR Air conditioning	64	195
Total additions			74,383

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	96
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	2,652
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1985				



9-5-03 1/2 POURKAVOOS, KHASRO & HAKIM-ZARGAR, MARIAM (1/2 INTEREST) AND
REAMSNYDER, THOMAS AND JANE (1/2 INTEREST) VOL 479 PAGE 371

2-2-05 515/619 REAMSNYDER TO REAMSNYDER, THOMAS A & J M TRS(1/2 INT)
12/24/14 V 681 P 500 HAKIM-ZARGAR, M (50%) & REAMSNYDER LIV TRST (50%)