

Property at 00266 BURNHAM ROAD

Prop ID 1580266

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Administrative Information

Owner name: NGUYEN NHUNG T
Second name:
Address: 266 BURNHAM ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 1580266 Neigh.: Zone: R40 Vol: 792 Page: 1114

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	140,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-May-2024
Sale price: 420,000
Sale valid:

Values

Resident Excess	.08	420
Mkt value :		
Cost value:		326,586

Summary

Total assessments	228,610
Total exemptions	
Net assessment	228,610

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7776
Mkt/sale :
Assmt/sale: .5443

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

125,600

87,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,334	222,050
Basement	Full				
Heating	Yes	A/C Yes			6,370
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					54,350
Other Features	WB Stks	RR			21,438

Sub-Total			309,208
Grade	C	Factor 1.0000	309,208
CDU		C&D Factor 1.00	309,208
Depreciation		35 %	200,985
		Computed cost value @ 70%	140,690

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
P Porches, Patios, Decks	DECK Wood deck	522	13,828
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
G Garages	FR Attached frame LE 65	528	23,314

Total additions 54,350

