

Property at 00267 BURNHAM ROAD

Prop ID 1580267

Printed 05-Feb-2024 1:47 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: DIAZ ROBERT  
 Second name:  
 Address: 267 BURNHAM ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
 Lot: 1580267 Neigh.: Zone: R40 Vol: 737 Page: 303

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .85  | 87,500  |
| Resident Dwelling | 1.00 | 170,580 |
| Resident Outbldg  | 1.00 | 980     |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 11-Feb-2020  
 Sale price: 285,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 370,086

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 259,060 |
| Total exemptions  |         |
| Net assessment    | 259,060 |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.2985  
 Mkt/sale :  
 Assmt/sale: .9090

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .850       | 125,000 | 125,000 |      |      | 125,000 | 87,500    |
| Primary Site |     | 37,026     |         |         |      |      |         |           |

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

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |  |
|----------------|------|------------------|-------------------------|--|
| Style          | 02   | Cape             |                         |  |
| Exterior Walls | 04   | Vinyl Siding     |                         |  |
| Roof Material  | 01   | Asphalt Shingles |                         |  |
| Roof Type      | 01   | Gable            |                         |  |
| Foundation     | 01   | Poured Concrete  |                         |  |
| Interior Walls | 02   | Drywall          |                         |  |
| Floors         | 01   | Hardwood         |                         |  |
| Heating System | 01   | Hot Water        |                         |  |
| Fuel           | 01   | Oil              |                         |  |
| Attic          | 99   | None             |                         |  |
| Grade          | 33   | C+               |                         |  |
| Garage         | 12   | Basement 2 car   |                         |  |
| Area Over Gar. | 01   | Fully Finished   |                         |  |
| Basement       | 01   | Full             |                         |  |
| Bsmt Fin Qual  | 02   | Rec Room w/o air |                         |  |
| Air Condition  | 99   | None             |                         |  |
| Interior Cond  | 05   | Good             |                         |  |
| Exterior Cond  | 05   | Good             |                         |  |
|                |      |                  | Actual Year Built: 1956 |  |

## Building Valuation Summary

|                           |         |                    |             |       |         |
|---------------------------|---------|--------------------|-------------|-------|---------|
| Dwelling                  | Frame   | 1 1/2 story w/bsmt | Area        | 1,352 | 290,400 |
| Basement                  | Full    |                    |             |       |         |
| Heating                   | Yes     | A/C No             |             |       |         |
| Plumbing                  | 1 F/B   | 1 H/B              | Add'l fix.  | Wh/p  | Saunas  |
| Attic                     | None    |                    | Attic size: |       | 3,500   |
| Additions                 |         |                    |             |       | 35,305  |
| Other Features            | WB Stks | RR                 | Bsmt Gar    |       | 17,916  |
| Sub-Total                 |         |                    |             |       | 347,121 |
| Grade                     | C+      | Factor 1.0800      |             |       | 374,891 |
| CDU                       |         | C&D Factor 1.00    |             |       | 374,891 |
| Depreciation              |         | 35 %               |             |       | 243,679 |
| Computed cost value @ 70% |         |                    |             |       | 170,575 |

## Building additions

| Category                 | Type                   | Area | Value  |
|--------------------------|------------------------|------|--------|
| L Living Area            | FRFF Frame first floor | 50   | 5,724  |
| L Living Area            | BSMT Basement addition | 50   | 921    |
| P Porches, Patios, Decks | DECK Wood deck         | 304  | 8,053  |
| L Living Area            | FRFF Frame first floor | 180  | 20,607 |

Total additions 35,305

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd           | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|---------------|-------|------|-------|
| RS1 Frame    | 8   | 12  | 96   | 30.00 |      | C             | 2,880 | 50   | 1,400 |
| Utility Shed |     |     |      |       |      |               |       |      |       |
| Value at 70% |     |     |      |       | 980  | Value at 100% |       |      | 1,400 |

