

Property at 00280 BURNHAM ROAD

Prop ID 1580280

Printed 05-Feb-2024 1:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COLBY JUSTIN & LINDSY
 Second name:
 Address: 280 BURNHAM ROAD
 City/state: AVON CT Zip: 06001 2933

Location Information

Map: 025 Clerk map:
 Lot: 1580280 Neigh.: Zone: R40 Vol: 709 Page: 064

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	137,290
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-May-2017
 Sale price: 270,000
 Sale valid:

Values

Mkt value :
 Cost value: 323,429

Summary

Total assessments	226,400
Total exemptions	
Net assessment	226,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1979
 Mkt/sale :
 Assmt/sale: .8385

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	.120	7,500	900			900	630
Residual		5,227						

1.040 acres

Total land value

125,900

88,130

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
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	99	None	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Total Rooms	8	Garage cars
Bedrooms	4	Unfinished area
Family Rooms		Dormer linear f
Full Baths	1	Masonry trim sf
Half Baths	1	Finish bsmt sz
Addtn'l fixtures	1	Rec Room Size
Whirlpools		Living area 1,908
Saunas		# Living Units
M/F stacks		
W/B stacks	2	
W/B openings	2	

Actual Year Built: 1966

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	251,790
Basement	Full		936	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 4,000
Attic	None		Attic size:	
Additions				10,093
Other Features		WB Stks		13,500

Sub-Total		279,383
Grade	C+	Factor 1.0800 301,734
CDU		C&D Factor 1.00 301,734
Depreciation		35 % 196,127
		Computed cost value @ 70% 137,289

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
P Porches, Patios, Decks	BPAT Brick/flagstone pati	298	6,796

Total additions 10,093

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
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