

Property at 00003 WHITE BIRCH LANE

Prop ID 4600003

Printed 07-Feb-2024 6:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CUNIEWSKI NICHOLAS J & VASILIKA
Second name:
Address: 3 WHITE BIRCH LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4600003 Neigh.: Zone: R40 Vol: 745 Page: 1232

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	171,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Aug-2020
Sale price: 372,000
Sale valid:

Values

Resident Excess	.07	370

Summary

Total assessments	266,620
Total exemptions	
Net assessment	266,620

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0239
Mkt/sale :
Assmt/sale: .7167

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site	40,075							
RES	12	.070	7,500	525			525	368
Residual	3,049							

.990 acres Total land value 135,525 94,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	07	Hydro Air	Full Baths	3
Fuel	07	Propane Gas	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	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,232	208,620
Basement	Full with walk			
Heating	Yes	A/C Yes		5,990
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				130,760
Other Features	WB Stks			22,091

Sub-Total		377,461
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	377,461
Depreciation	35 %	245,350
	Computed cost value @ 70%	171,745

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	120	3,179
P Porches, Patios, Decks	FOFF Frame open first flo	377	22,969
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	598	68,460
L Living Area	AIR Air conditioning	598	1,818
L Living Area	BSMT Basement addition	598	11,020

Total additions 130,760

