

Property at 00004 WHITE BIRCH LANE

Prop ID 4600004

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Administrative Information

Owner name: ANDERSON EDWARD BLAKE AND
 Second name: MARY ELLEN
 Address: 4 WHITE BIRCH LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4600004 Neigh.: Zone: R40 Vol: 728 Page: 886

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 24-May-2019
Resident Dwelling	1.00	169,850			Sale price: 377,500
Resident Outbldg	1.00	16,730			Sale valid:
					Values
Resident Excess	.18	950			Mkt value :
					Cost value: 402,900

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	282,030	Water Well	Cost/sale : 1.0673
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	282,030	Gas None	Assmt/sale: .7471

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	.180	7,500	1,350		1,350	945
Residual	7,841						

1.100 acres Total land value 136,350 95,445

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	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	12	Basement 2 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz 300
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 1,642
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks
			W/B stacks
			W/B openings
			Actual Year Built: 1961

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	220,200
Basement	Full with walk		1,320	
Heating	Yes	A/C Yes		6,320
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features			Bsmt Gar	96,428
				14,204
Sub-Total				345,652
Grade	C+	Factor 1.0800		373,304
CDU		C&D Factor 1.00		373,304
Depreciation		35 %		242,648
Computed cost value @ 70%				169,854

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	286	13,872
P Porches, Patios, Decks	FEFF Frame enclosed first	360	34,330
L Living Area	FRFF Frame first floor	322	36,863
P Porches, Patios, Decks	DECK Wood deck	392	10,384
L Living Area	AIR Air conditioning	322	979
Total additions			96,428

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05	2022	B	47,771	50	23,900
Value at 70%			16,730	Value at 100%			23,900		

