

Property at 00016 WHITE BIRCH LANE

Prop ID 4600016

Printed 07-Feb-2024 6:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KRAWCZUK ROBERT
Second name:
Address: 16 WHITE BIRCH LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4600016 Neigh.: Zone: R40 Vol: 662 Page: 710

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	191,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Jun-2013
Sale price: 52,500
Sale valid: 14

Values

Resident Excess	.14	740
Mkt value :		
Cost value:		409,900

Summary

Total assessments	286,930
Total exemptions	
Net assessment	286,930

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 7.8076
Mkt/sale :
Assmt/sale: 5.4653

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	.140	7,500	1,050			1,050	735
Residual		6,098						

1.060 acres

Total land value

136,050

95,235

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	07	Attic	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2018	

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			936	251,790
Basement	Full					
Heating	Yes	A/C	Yes			7,250
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	4,000
Attic	None			Attic size:		
Additions						38,223
Other Features		M Stks				3,000

Sub-Total						304,263
Grade	C		Factor 1.0000			304,263
CDU			C&D Factor 1.00			304,263
Depreciation			10 %			273,837
			Computed cost value @ 70%			191,686

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame GT 65		700	31,361
L Living Area	UATT Unfinished attic		392	6,862

Total additions 38,223

