Town of Avon Residential Property Card

Property at 00017 WHITE BIRCH LANE | Prop ID 4600017 | Printed 07-Feb-2024 6:59 PM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: WUTZEL-FREZ ADELE
Second name:
Address: 17 WHITE BIRCH LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4600017 Neigh.: Zone: R40 Vol: 551 Page: 998

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwellng	1.00	136,390
Resident Excess	.03	160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Apr-2005
Sale price: 267,500
Sale valid: Y

Values

Mkt value :
Cost value: 330,071

Summary

Total assessments	231,050
Total exemptions	
Net assessment	231,050

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2339
Mkt/sale :
Assmt/sale: .8637

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	.030	7,500	225		225	158
Residual		1,307					
		.950 acres		Total land value		135,225	94,658

Residential Dwelling Information

Subject	Code	Description
Style	08	Raised Ranch
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	22	Attached 2 car
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	06	RR w/o air,L w/o
Air Condition	99	None
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.0

Total Rooms	5	Garage cars	2
Bedrooms	2	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths		Finish bsmt sz	380
Addtn'l fixtures	1	Rec Room Size	300
Whirlpools		Living area	1,100
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1962

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,100	191,250
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix. Wh/p Saunas		5,500
Attic	None	Attic size:		
Additions				56,942
Other Features		WB Stks RR		23,860
Sub-Total				277,552
Grade	C+	Factor 1.0800		299,756
CDU		C&D Factor 1.00		299,756
Depreciation		35 %		194,841
		Computed cost value @ 70%		136,389

Building additions

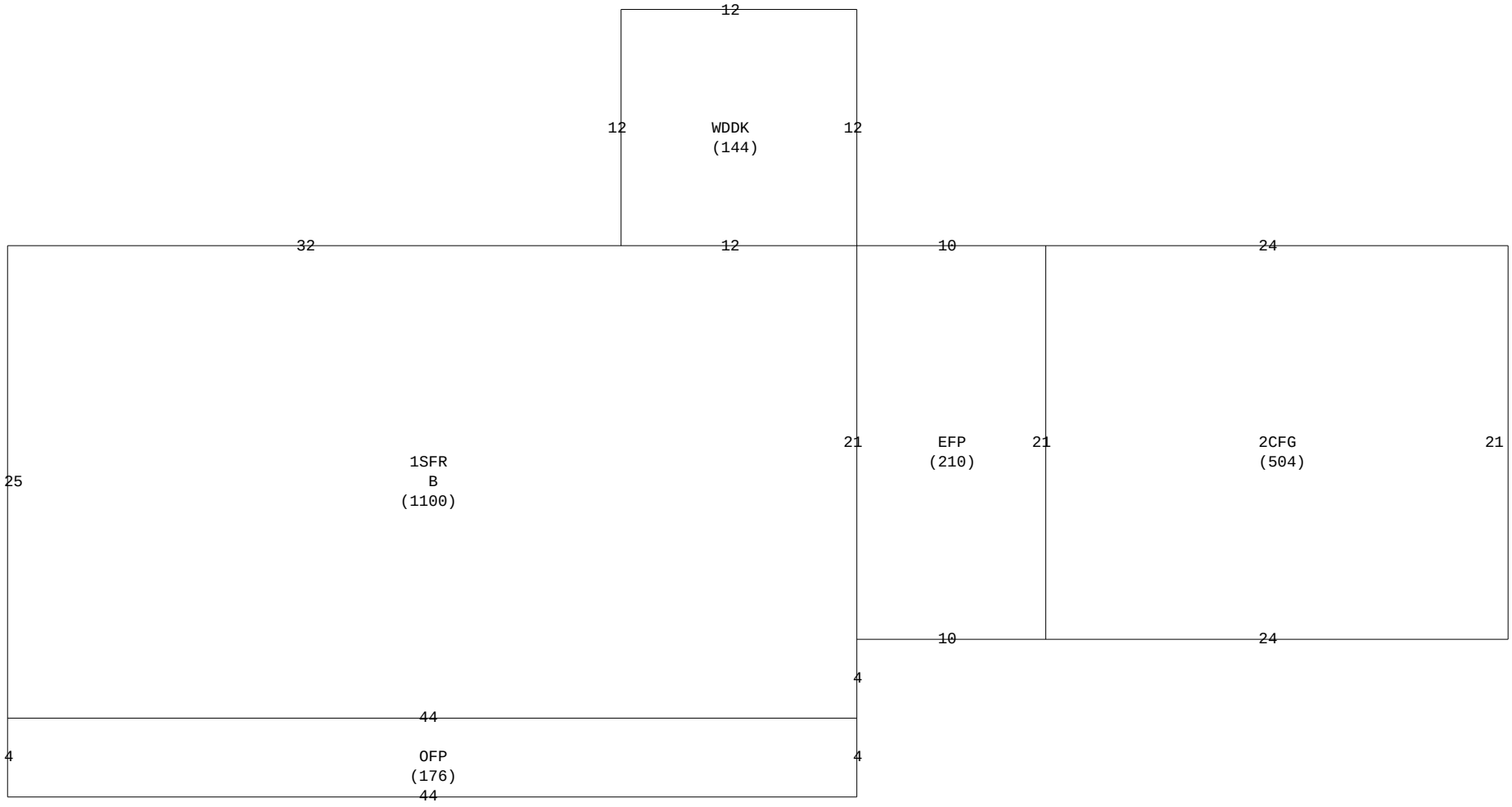
Category		Type		Area	Value
P	Porches, Patios, Decks	DECK	Wood deck	144	3,815
P	Porches, Patios, Decks	FEFF	Frame enclosed first	210	20,026
G	Garages	FR	Attached frame LE 65	504	22,378
P	Porches, Patios, Decks	FOFF	Frame open first flo	176	10,723
			Total additions		56,942

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value

Value at 70% Value at 100%

Property at 00017 WHITE BIRCH LANE Prop ID 4600017 Card 01 Scale: 1" = 8.18 feet



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