

Property at 00020 WHITE BIRCH LANE

Prop ID 4600020

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

Administrative Information

Owner name: KNORR VALERIE AND SEAN P
Second name:
Address: 20 WHITE BIRCH LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4600020 Neigh.: Zone: R40 Vol: 548 Page: 746

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	207,940
Resident Outbldg	1.00	210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Feb-2003
Sale price: 275,000
Sale valid: Y

Values

Mkt value :
Cost value: 432,586

Summary

Total assessments	302,810
Total exemptions	
Net assessment	302,810

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5730
Mkt/sale :
Assmt/sale: 1.1011

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	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	03	Partial > half	W/B stacks	1
Bsmt Fin Qual	09	RR w/air,Fin w/a	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,618	259,420
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		7,420
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				106,374
Other Features	Mason Trim	WB Stks	M Stks	RR
				40,211

Sub-Total				423,165
Grade	C+	Factor 1.0800		457,018
CDU		C&D Factor 1.00		457,018
Depreciation		35 %		297,062
		Computed cost value @ 70%		207,943

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	FRUF Frame upper full	288	24,114
P Porches, Patios, Decks	FEFF Frame enclosed first	288	27,464
L Living Area	OVER Frame Overhang	96	8,792
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	AIR Air conditioning	384	1,167

Total additions 106,374

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	4	5	20	30.00		C	600	50	300
Utility Shed									
Value at 70%			210				Value at 100%		300

