

Property at 00030 WHITE BIRCH LANE

Prop ID 4600030

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Administrative Information

Owner name: SOLARI LOUIS R
 Second name:
 Address: 30 WHITE BIRCH LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4600030 Neigh.: Zone: R40 Vol: 388 Page: 293

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Feb-1986
Resident Land	.92	94,500	AFA Veteran	3,500	Sale price: 142,000
Resident Dwelling	1.00	156,080	CFB Add Vet	1,750	Sale valid:
Resident Outbldg	1.00	980	DAC Veteran	10,000	Values
Resident Excess	.34	1,790	LBA Volfire	62,500	Mkt value :
					Cost value: 361,929
Summary		Utilities		Sales ratios	
Total assessments	253,350	Water	Well	Cost/sale :	2.5488
Total exemptions	77,750	Sewer	Septic	Mkt/sale :	
Net assessment	175,600	Gas	None	Assmt/sale:	1.7842

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	.340	7,500	2,550		2,550	1,785
Residual	14,810						
		1.260 acres		Total land value		137,550	96,285

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	988	228,410
Basement	Full with walk		
Heating	Yes A/C No		
Plumbing	2 F/B H/B Add'l fix. Wh/p		5,000
Attic	None Attic size:		
Additions			72,175
Other Features	WB Stks RR		12,035
Sub-Total			317,620
Grade	C+	Factor 1.0800	343,030
CDU		C&D Factor 1.00	343,030
Depreciation		35 %	222,970
		Computed cost value @ 70%	156,079

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
L Living Area	FRFF Frame first floor	264	30,223
P Porches, Patios, Decks	UTIL Utility building	264	7,541
P Porches, Patios, Decks	DECK Wood deck	144	3,815
G Garages	FR Attached frame LE 65	480	21,441
		Total additions	72,175

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%		980					Value at 100%		1,400

