

Property at 00001 WHALERS WALK

UNT3

Prop ID 5950001

Printed 08-Feb-2024 9:16 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BURDICK REED B AND
Second name: MANNING PATRICIA A
Address: 1 WHALERS WALK
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 5950001 Neigh.: SP Zone: Vol: 789 Page: 439

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	365,230

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 13-Nov-2023
Sale price: 852,600
Sale valid:

Values

Mkt value :
Cost value: 521,757

Summary

Total assessments	365,230
Total exemptions	
Net assessment	365,230

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .6120
Mkt/sale :
Assmt/sale: .4284

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 2,416	483,200
Basement	Full			
Heating	Yes	A/C Yes		
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas
Attic	None	Attic size:		
Additions				38,550
Other Features		M Stks		

Sub-Total		521,750
Grade	Factor	521,750
CDU	C&D Factor 1.00	521,750
Depreciation	%	521,750
	Computed cost value @ 70%	365,225

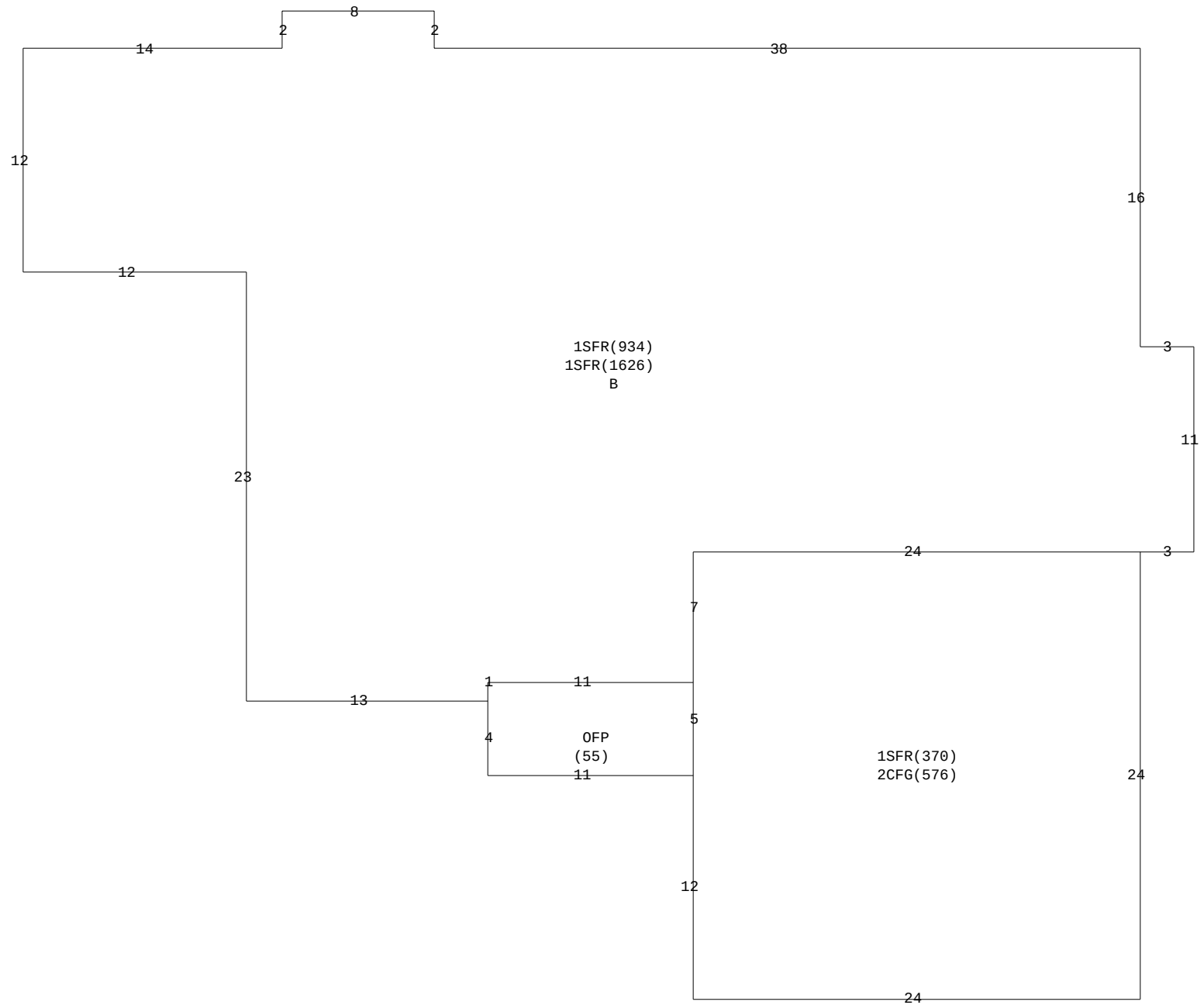
Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	514	38,550

Total additions 38,550

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	21	PUD	SCONSETT POINT	01 CORNWALL II
Exterior Walls	01	Clapboards	Story Height 1.5	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2 Rec Room Size
Grade		Unknown	Whirlpools	1 Living area 2,930
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	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	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 2001	



INTRACORPORATION SALE FOR ALL LAND IN SCONSETT POINT