

Property at 00003 BERKSHIRE CROSSING

Prop ID 6300003

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Administrative Information

Owner name: EISENHART CHAD JOSEPH &
 Second name: TANIA LYNN
 Address: 3 BERKSHIRE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 05 124
 Lot: 6300003 Neigh.: Zone: R40 Vol: 799 Page: 1072

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	357,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jan-2025
 Sale price: 810,000
 Sale valid:

Values

Mkt value :
 Cost value: 661,343

Summary

Total assessments	462,940
Total exemptions	
Net assessment	462,940

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8165
 Mkt/sale :
 Assmt/sale: .5715

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.918	200,000	200,000		.25	150,000	105,000
Primary Site		39,988						

.918 acres Total land value 150,000 105,000

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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,260
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2013				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,140	291,630
Basement	Full				
Heating	Yes	A/C Yes			8,370
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	10,500
Additions					132,115
Other Features		M Stks			3,000

Sub-Total				445,615
Grade	B+	Factor 1.3500		601,580
CDU		C&D Factor 1.00		601,580
Depreciation		15 %		511,343
		Computed cost value @ 70%		357,940

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	858	38,440
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	380	7,003
L Living Area	FRFF Frame first floor	380	43,503
L Living Area	AIR Air conditioning	380	1,155

Total additions 132,115

