

Property at 00006 BERKSHIRE CROSSING

Prop ID 6300006

Printed 14-Apr-2026 12:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DIFAZIO ELANA S & THOMAS M JR
 Second name:
 Address: 6 BERKSHIRE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 05 124
 Lot: 6300006 Neigh.: Zone: R40 Vol: 802 Page: 815

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	467,370

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Apr-2025
 Sale price: 905,000
 Sale valid:

Values

Mkt value :
 Cost value: 818,200

Summary

Total assessments	572,740
Total exemptions	
Net assessment	572,740

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9041
 Mkt/sale :
 Assmt/sale: .6329

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		.25	150,000	105,000
Primary Site		40,075						
RES	12	.071	7,500	533			533	373
Residual		3,093						

.991 acres

Total land value

150,533

105,373

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
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	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,988
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2007	

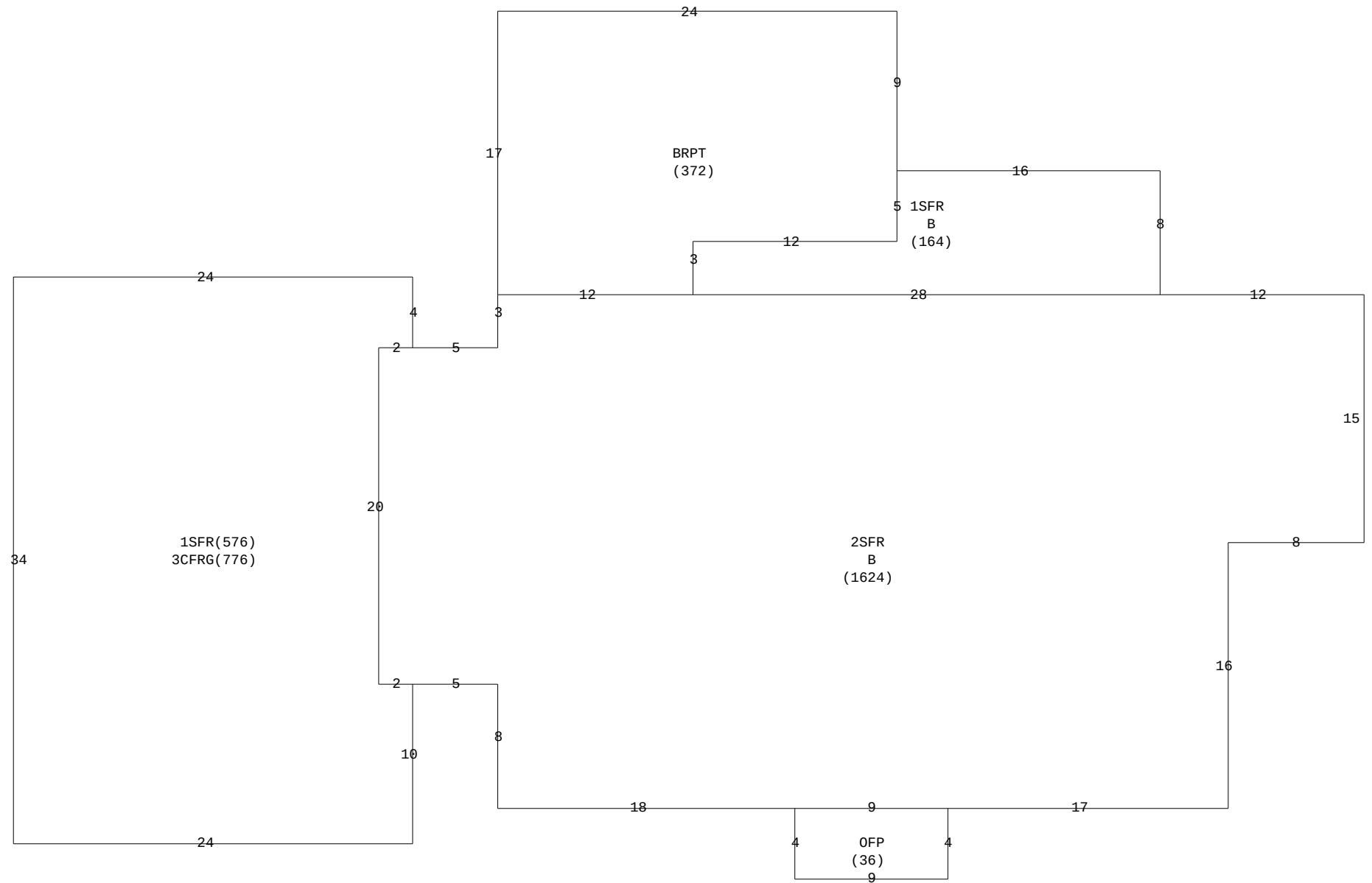
Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,624	386,160
Basement	Full				
Heating	Yes	A/C Yes			11,040
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					117,000
Other Features		WB Stks			6,750
Sub-Total					538,450
Grade	A	Factor 1.5500			834,598
CDU		C&D Factor 1.00			834,598
Depreciation		20 %			667,678
Computed cost value @ 70%					467,375

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	776	34,766
L Living Area	UATT Unfinished attic	510	8,928
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	BSMT Basement addition	164	3,022
L Living Area	FRFF Frame first floor	164	18,775
L Living Area	AIR Air conditioning	164	499
P Porches, Patios, Decks	BPAT Brick/flagstone pati	372	8,483
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751

Total additions 117,000



SALE IS BERKSHIRE CROSSING EXCEPT 3 BERKSHIRE CROSSING \$650,000 11/05
.008 ACRES CONVEYED TO 434 NEW ROAD 4-1-11 V 622 P 1000 T/C 11/11