

Property at 00018 BERKSHIRE CROSSING

Prop ID 6300018

Printed 14-Apr-2026 12:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CUNNINGHAM DAVID T AND
 Second name: PAMELA V
 Address: 18 BERKSHIRE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 05 125
 Lot: 6300018 Neigh.: Zone: R40 Vol: 563 Page: 920

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	465,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Aug-2007
 Sale price: 835,000
 Sale valid:

Values

Mkt value :
 Cost value: 865,714

Summary

Total assessments	606,000	
Total exemptions		
Net assessment	606,000	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 1.0368
 Mkt/sale :
 Assmt/sale: .7257

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.057	7,500	428			428	300
Residual		2,483						

.977 acres

Total land value

200,428

140,300

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,672	395,530
Basement	Full with walk						
Heating	Yes	A/C Yes					11,300
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		22,500
Attic	None				Attic size:		
Additions							70,364
Other Features		WB Stks		RR			36,823

Sub-Total							536,517
Grade	A		Factor 1.5500				831,601
CDU			C&D Factor 1.00				831,601
Depreciation			20 %				665,281
			Computed cost value @ 70%				465,697

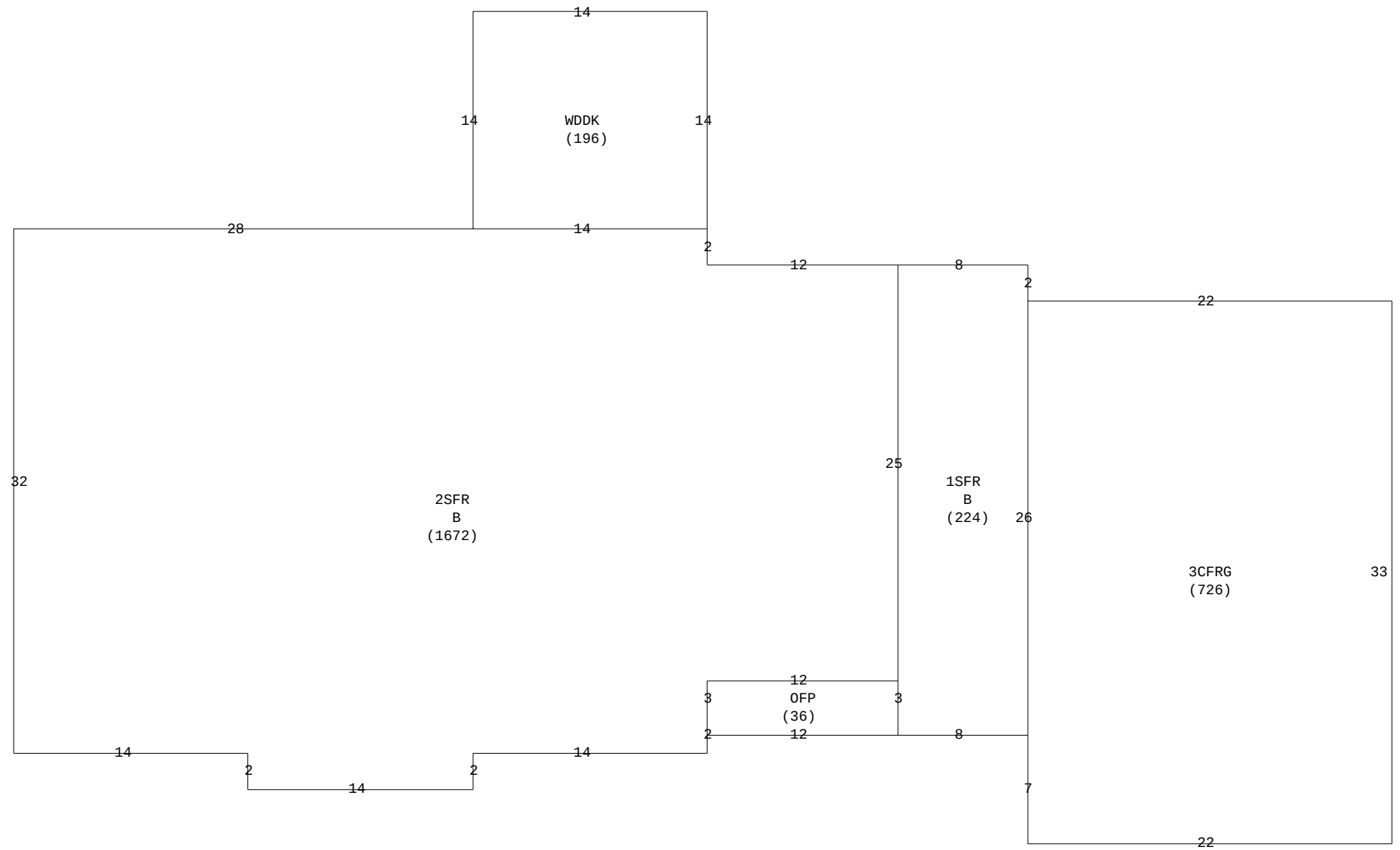
Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	DECK Wood deck		196	5,192
L Living Area	FRFF Frame first floor		224	25,644
L Living Area	BSMT Basement addition		224	4,128
L Living Area	AIR Air conditioning		224	681
P Porches, Patios, Decks	FOFF Frame open first flo		36	2,193
G Garages	FRL Attached frame GT 65		726	32,526

Total additions 70,364

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 Garage cars 3
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 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 1,200
Grade	50	A	Whirlpools 1 Living area 3,568
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2006



SALE IS BERKSHIRE CROSSING EXCEPT 3 BERKSHIRE CROSSING \$650,000 11/05