

Property at 00023 BERKSHIRE CROSSING

Prop ID 6300023

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

Administrative Information

Owner name: GODBOUT GREGORY M AND
 Second name: TRACY A
 Address: 23 BERKSHIRE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 05 125
 Lot: 6300023 Neigh.: Zone: R40 Vol: 559 Page: 47

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	435,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-May-2007
 Sale price: 748,769
 Sale valid: Y

Values

Mkt value :
 Cost value: 824,429

Summary

Total assessments	577,100
Total exemptions	
Net assessment	577,100

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1010
 Mkt/sale :
 Assmt/sale: .7707

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	.346	7,500	2,595		2,595	1,817
Residual		15,072					

1.266 acres

Total land value

202,595

141,817

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	310,190
Basement	Full		1,235	
Heating	Yes	A/C Yes		8,900
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				161,888
Other Features		M Stks		3,000

Sub-Total		501,478
Grade A	Factor 1.5500	777,291
CDU	C&D Factor 1.00	777,291
Depreciation	20 %	621,833
	Computed cost value @ 70%	435,283

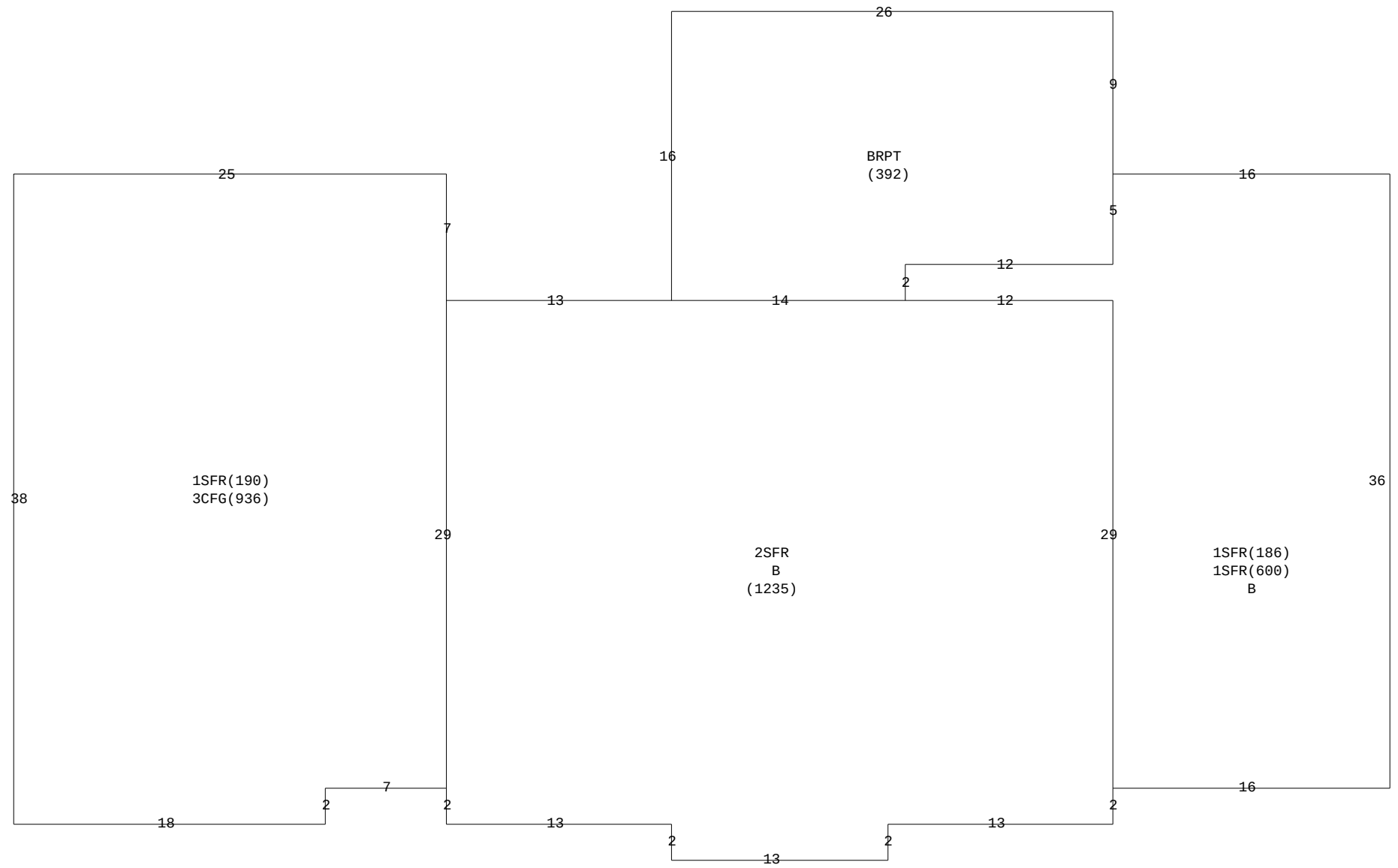
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	936	41,935
G Garages	FSF Full-story fin o/gar	190	12,727
L Living Area	AIR Air conditioning	190	578
P Porches, Patios, Decks	BPAT Brick/flagstone pati	392	8,939
L Living Area	BSMT Basement addition	600	11,057
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	AIR Air conditioning	600	1,824
L Living Area	FRUF Frame upper full	186	15,574
L Living Area	AIR Air conditioning	186	565

Total additions 161,888

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 3,446
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2007



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