

Property at 00002 BIRCH ROAD

Prop ID 1320002

Printed 02-May-2015 12:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WAITE SHIRLEY
 Second name:
 Address: 2 BIRCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 1320002 Neigh.: SL Zone: R15 Vol: 666 Page: 907

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	640	99,600
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None		Attic size:		
Additions					21,400
Other Features			Unfin	3,500	
Sub-Total					121,000
Grade	C	Factor 1.0000			121,000
CDU		C&D Factor 1.00			121,000
Depreciation		35 %			78,650
		Computed cost value @ 70%			55,060

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Feb-2013
Resident Land	.15	56,000			Sale price: 83,000
Resident Dwelling	1.00	55,060			Sale valid: 14
Resident Outbldg	1.00	130			Values
				Mkt value :	
				Cost value:	158,840
Summary		Utilities		Sales ratios	
Total assessments	111,190	Water	Well	Cost/sale :	1.9137
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	111,190	Gas		Assmt/sale:	1.3396

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.150	80,000	80,000		80,000	56,000
Primary Site		6,534					
		.150 acres		Total land value		80,000	56,000

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	832	5,000
L Living Area	FRFF Frame first floor	152	12,300
L Living Area	FRFF Frame first floor	8	600
P Porches, Patios, Decks	FEFF Frame enclosed first	52	3,500
Total additions			21,400

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	02	Drywall	Garage cars	
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	99	None	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	
Interior Cond	04	Average	W/B openings	
Exterior Cond	04	Average	Actual Year Built: 1940	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	4	6	24	20.00		D	374	50	190
Utility Shed									
Value at 70%		130		Value at 100%		190			

