

Property at 00025 BROOKRIDGE DRIVE

Prop ID 1510025

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Administrative Information

Owner name: SAAVEDRA ELLIOT &
 Second name: FEIN SARA
 Address: 25 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510025 Neigh.: Zone: R40 Vol: 786 Page: 1133

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Aug-2023
Resident Land	.92	105,000				Sale price: 525,000
Resident Dwelling	1.00	211,420				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value: 452,100	
Summary			Utilities		Sales ratios	
Total assessments		316,470	Water	Connecticut	Cost/sale :	.8611
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		316,470	Gas	None	Assmt/sale:	.6028

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.010	7,500	75			75	53
Residual		436						
				.930 acres	Total land value		150,075	105,053

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				1,200	264,510
Basement	Full						
Heating	Yes	A/C Yes					7,590
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		13,500
Attic	None		Attic size:				
Additions							62,366
Other Features		WB Stks	RR				20,809
Sub-Total							368,775
Grade	B	Factor 1.2600					464,657
CDU		C&D Factor 1.00					464,657
Depreciation		35 %					302,027
Computed cost value @ 70%							211,419

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	BSMT Basement addition	180	3,317
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	DECK Wood deck	156	4,132
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	AIR Air conditioning	180	547

Total additions 62,366

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	561
Air Condition	01	Central Air	Whirlpools	1,980
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1969				

