

Property at 00057 BREEZY KNOLL

Prop ID 1410057

Printed 05-Feb-2024 12:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FEIGENBAUM LIONEL & DEBORAH I
 Second name:
 Address: 57 BREEZY KNOLL
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map: 15 008
 Lot: 1410057 Neigh.: Zone: R40 Vol: 768 Page: 464

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Excess	1.32	6,930
Resident Dwelling	1.00	366,060
Resident Outbldg	2.00	26,320

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 12-Nov-2021
 Sale price: 799,000
 Sale valid:

Values

Mkt value :
 Cost value: 770,443

Summary

Total assessments	539,310
Total exemptions	
Net assessment	539,310

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9643
 Mkt/sale :
 Assmt/sale: .6750

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000		200,000	140,000
Primary Site		87,120					
RES	12	1.320	7,500	9,900		9,900	6,930
Residual		57,499					

3.320 acres

Total land value

209,900

146,930

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1985

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,410	344,360
Basement	Full				
Heating	Yes	A/C Yes			9,860
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:			
Additions					194,981
Other Features		WB Stks	RR		29,740
Sub-Total					595,941
Grade	B+	Factor 1.3500			804,520
CDU		C&D Factor 1.00			804,520
Depreciation		35 %			522,938
Computed cost value @ 70%					366,057

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	231	26,445
L Living Area	FRUF Frame upper full	231	19,342
L Living Area	AIR Air conditioning	231	702
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	BSMT Basement addition	288	5,307
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	36	3,297
P Porches, Patios, Decks	DECK Wood deck	99	2,623
P Porches, Patios, Decks	DECK Wood deck	117	3,099
G Garages	FR Attached frame LE 65	624	27,060
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
L Living Area	OVER Frame Overhang	295	27,018
L Living Area	AIR Air conditioning	295	897

Total additions 194,981

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2000	C	71,636	50	35,800
RS1 Frame Utility Shed	10	12	120	30.00	2000	C	3,600	50	1,800
Value at 70%		26,320		Value at 100%				37,600	

