

Property at 00012 BRENTWOOD DRIVE

Prop ID 1430012

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Administrative Information

Owner name: NGUYEN QUAT M AND
Second name: PHAN ELIZABETH N
Address: 12 BRENTWOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 1430012 Neigh.: Zone: R30 Vol: 373 Page: 897

Assessments

Assmt category	Qty	Amount
Resident Land	.86	94,500
Resident Dwelling	1.00	253,080
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Aug-1999
Sale price: 177,500
Sale valid: Y

Values

Mkt value :
Cost value: 499,443

Summary

Total assessments	349,610
Total exemptions	
Net assessment	349,610

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.8138
Mkt/sale :
Assmt/sale: 1.9696

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.860	135,000	135,000			135,000	94,500
Primary Site		37,462						

.860 acres	Total land value	135,000	94,500
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	4
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,089	281,670
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		8,090
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				194,519
Other Features	WB Stks	RR		11,507

Sub-Total		515,026
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	556,228
Depreciation	35 %	361,548
	Computed cost value @ 70%	253,084

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	616	70,520
L Living Area	BSMT Basement addition	616	11,352
L Living Area	AIR Air conditioning	616	1,873
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	FRFF Frame first floor	495	56,668
L Living Area	AIR Air conditioning	495	1,505
P Porches, Patios, Decks	FEFF Frame enclosed first	102	9,727
G Garages	FRL Attached frame GT 65	912	40,859

Total additions 194,519

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2004	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

