

Property at 00024 BRENTWOOD DRIVE

Prop ID 1430024

Printed 05-Feb-2024 1:00 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: SYNKOV NIKOLAY AND  
 Second name: ISHUTKINA TATYANA  
 Address: 24 BRENTWOOD DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 005 Clerk map:  
 Lot: 1430024 Neigh.: Zone: R30 Vol: 408 Page: 227

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .72  | 94,500  |
| Resident Dwelling | 1.00 | 217,200 |
| Resident Outbldg  | 1.00 | 1,680   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 27-Jul-2001  
 Sale price: 243,000  
 Sale valid: Y

## Values

Mkt value :  
 Cost value: 447,686

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 313,380 |
| Total exemptions  |         |
| Net assessment    | 313,380 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.8423  
 Mkt/sale :  
 Assmt/sale: 1.2896

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .720       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 31,363     |         |         |      |      |         |           |

.720 acres Total land value 135,000 94,500

## 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             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 01   | Hardwood         | Bedrooms                | 5     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 33   | C+               | Full Baths              | 4     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         | 150   |
| Area Over Gar. | 99   | None             | Half Baths              |       |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | Addtn'l fixtures        | 650   |
| Air Condition  | 99   | None             | Whirlpools              | 1     |
| Interior Cond  | 03   | Fair             | Living area             | 2,949 |
| Exterior Cond  | 03   | Fair             | # Living Units          | 1     |
|                |      |                  | Actual Year Built: 1962 |       |

## Building Valuation Summary

|                           |                    | Area                  |               |
|---------------------------|--------------------|-----------------------|---------------|
| Dwelling                  | Frame              | 2 story w/bsmt        | 725           |
| Basement                  | Full               |                       | 210,590       |
| Heating                   | Yes                | A/C No                |               |
| Plumbing                  | 4 F/B              | H/B Add'l fix. 1 Wh/p | Saunas 17,500 |
| Attic                     | None               | Attic size:           |               |
| Additions                 |                    |                       | 190,313       |
| Other Features            | Mason Trim WB Stks | RR                    | 23,605        |
| Sub-Total                 |                    |                       | 442,008       |
| Grade                     | C+                 | Factor 1.0800         | 477,369       |
| CDU                       |                    | C&D Factor 1.00       | 477,369       |
| Depreciation              |                    | 35 %                  | 310,290       |
| Computed cost value @ 70% |                    |                       | 217,203       |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 380  | 17,539 |
| L Living Area            | FRFF Frame first floor    | 440  | 50,372 |
| L Living Area            | FRUF Frame upper full     | 440  | 36,841 |
| L Living Area            | FRFF Frame first floor    | 295  | 33,772 |
| L Living Area            | FRUF Frame upper full     | 295  | 24,700 |
| L Living Area            | OVER Frame Overhang       | 29   | 2,656  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 88   | 5,361  |
| P Porches, Patios, Decks | DECK Wood deck            | 391  | 10,358 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 27   | 1,645  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 310  | 7,069  |

Total additions 190,313

## Outbuilding Information

| Description  | Wid | Len   | Area          | Rate  | Year  | Cnd | RCN   | Depr | Value |
|--------------|-----|-------|---------------|-------|-------|-----|-------|------|-------|
| RS1 Frame    | 10  | 16    | 160           | 30.00 |       | C   | 4,800 | 50   | 2,400 |
| Utility Shed |     |       |               |       |       |     |       |      |       |
| Value at 70% |     | 1,680 | Value at 100% |       | 2,400 |     |       |      |       |

