

Property at 00056 BRENTWOOD DRIVE

Prop ID 1430056

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Administrative Information

Owner name: RICKIS MAX V AND
 Second name: DERASADOURIAN ANN M
 Address: 56 BRENTWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1430056 Neigh.: Zone: R30 Vol: 768 Page: 264

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Nov-2021
Resident Land	.71	94,500				Sale price: 375,000
Resident Dwelling	1.00	162,200				Sale valid:
Resident Outbldg	1.00	840				Values
						Mkt value :
						Cost value: 367,914
Summary			Utilities		Sales ratios	
Total assessments	257,540		Water	Connecticut	Cost/sale :	.9811
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	257,540		Gas	None	Assmt/sale:	.6868

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.710	135,000	135,000			135,000	94,500
Primary Site		30,928						
		.710 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	725	210,590
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks		104,245
				6,750
Sub-Total				330,085
Grade	C+	Factor 1.0800		356,492
CDU		C&D Factor 1.00		356,492
Depreciation		35 %		231,720
		Computed cost value @ 70%		162,204

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	FRFF Frame first floor	295	33,772
G Garages	FR Attached frame LE 65	614	26,669
L Living Area	OVER Frame Overhang	29	2,656
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	DECK Wood deck	442	11,709
Total additions			104,245

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

