

Property at 00008 BRIDGESTONE LANE

Prop ID 1470008

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## Administrative Information

Owner name: DUCARME RAYMOND AND DONA  
Second name:  
Address: 8 BRIDGESTONE LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 1470008 Neigh.: Zone: R30 Vol: 720 Page: 207

| Assessments       |              | Exemptions |              | Last sale              |  |
|-------------------|--------------|------------|--------------|------------------------|--|
| Assmt category    | Qty Amount   | Exempt Cat | Amount       | Sale date: 25-Jun-2018 |  |
| Resident Land     | .69 105,000  |            |              | Sale price: 375,000    |  |
| Resident Dwelling | 1.00 212,780 |            |              | Sale valid:            |  |
|                   |              |            |              | Values                 |  |
|                   |              |            |              | Mkt value :            |  |
|                   |              |            |              | Cost value: 453,971    |  |
| Summary           |              | Utilities  |              | Sales ratios           |  |
| Total assessments | 317,780      | Water      | Connecticut  | Cost/sale : 1.2106     |  |
| Total exemptions  |              | Sewer      | Public sewer | Mkt/sale :             |  |
| Net assessment    | 317,780      | Gas        | CNG          | Assmt/sale: .8474      |  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM         | 11  | .690       | 150,000 | 150,000          |           | 150,000 | 105,000   |
| Primary Site |     | 30,056     |         |                  |           |         |           |
|              |     | .690 acres |         | Total land value |           | 150,000 | 105,000   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 03   | Aluminum Siding  |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 05   | W/W over sub-flo | Bedrooms                | 4     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 40   | B                | Full Baths              | 3     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Addn'l fixtures         |       |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 2,390 |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 1     |
|                |      |                  | Actual Year Built: 1978 |       |

## Building Valuation Summary

|                |                |                |            |                           |         |
|----------------|----------------|----------------|------------|---------------------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt |            | Area                      |         |
| Basement       | Full with walk |                |            | 1,080                     | 279,920 |
| Heating        | Yes            | A/C            | Yes        |                           | 8,040   |
| Plumbing       | 3 F/B          | 1 H/B          | Add'l fix. | 1 Wh/p                    | Saunas  |
| Attic          | None           | Attic size:    |            |                           |         |
| Additions      |                |                |            |                           | 60,438  |
| Other Features | WB Stks        |                |            |                           | 6,750   |
|                |                |                |            |                           |         |
| Sub-Total      |                |                |            |                           | 371,148 |
| Grade          | B              | Factor         | 1.2600     |                           | 467,646 |
| CDU            |                | C&D Factor     | 1.00       |                           | 467,646 |
| Depreciation   |                |                | 35 %       |                           | 303,970 |
|                |                |                |            | Computed cost value @ 70% | 212,779 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| L Living Area            | OVER Frame Overhang     | 40   | 3,663  |
| P Porches, Patios, Decks | DECK Wood deck          | 345  | 9,139  |
| L Living Area            | FRFF Frame first floor  | 100  | 11,448 |
| L Living Area            | BSMT Basement addition  | 75   | 1,382  |
| G Garages                | FR Attached frame LE 65 | 576  | 25,187 |
| L Living Area            | FRFF Frame first floor  | 45   | 5,152  |
| L Living Area            | FRUF Frame upper full   | 45   | 3,768  |
| L Living Area            | AIR Air conditioning    | 230  | 699    |

Total additions 60,438

