

Property at 00011 BRIDGESTONE LANE

Prop ID 1470011

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Administrative Information

Owner name: MESSINA RICHARD A AND
Second name: ELIZABETH A
Address: 11 BRIDGESTONE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1470011 Neigh.: Zone: R30 Vol: 324 Page: 360

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	173,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Oct-1996
Sale price: 178,500
Sale valid: Y

Values

Mkt value :
Cost value: 397,829

Summary

Total assessments	278,480
Total exemptions	
Net assessment	278,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 2.2287
Mkt/sale :
Assmt/sale: 1.5601

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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
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	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	370
Air Condition	99	None	Whirlpools	1,808
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# 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	768	218,990
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					60,209
Other Features		WB Stks	RR		14,898
Sub-Total					302,597
Grade	B	Factor 1.2600			381,272
CDU		C&D Factor 1.00			381,272
Depreciation		35 %			247,827
Computed cost value @ 70%					173,479

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	506	22,456

Total additions 60,209

