

Property at 00021 BRONSON ROAD

Prop ID 1490021

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## Administrative Information

Owner name: DROZHZHIN ANTON A AND  
 Second name: SEMENOVA IRINA V  
 Address: 21 BRONSON ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 024 Clerk map:  
 Lot: 1490021 Neigh.: Zone: R30 Vol: 623 Page: 1206

| Assessments       |      |         | Exemptions |        | Last sale              |         |
|-------------------|------|---------|------------|--------|------------------------|---------|
| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 29-Apr-2011 |         |
| Resident Land     | .92  | 94,500  |            |        | Sale price:            | 355,000 |
| Resident Dwelling | 1.00 | 179,390 |            |        | Sale valid:            |         |
| Resident Outbldg  | 1.00 | 2,030   |            |        | Values                 |         |
|                   |      |         |            |        | Mkt value :            |         |
| Resident Excess   | .38  | 2,000   |            |        | Cost value:            | 397,029 |
| Summary           |      |         | Utilities  |        | Sales ratios           |         |
| Total assessments |      | 277,920 | Water      | Well   | Cost/sale :            | 1.1184  |
| Total exemptions  |      |         | Sewer      | Septic | Mkt/sale :             |         |
| Net assessment    |      | 277,920 | Gas        | None   | Assmt/sale:            | .7829   |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM         | 11  | .920       | 135,000 | 135,000          |           | 135,000 | 94,500    |
| Primary Site |     | 40,075     |         |                  |           |         |           |
| RES          | 12  | .380       | 7,500   | 2,850            |           | 2,850   | 1,995     |
| Residual     |     | 16,553     |         |                  |           |         |           |
| 1.300 acres  |     |            |         | Total land value |           | 137,850 | 96,495    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 06   | Contemporary     |                         |   |
| Exterior Walls | 10   | Vertical Siding  |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 05   | W/W over sub-flo | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 30   | C                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              | 1 |
| Basement       | 01   | Full             | W/B stacks              |   |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            |   |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1986 |   |

## Building Valuation Summary

|                           |       |                 |             |      |        | Area |         |
|---------------------------|-------|-----------------|-------------|------|--------|------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  |             |      |        | 420  | 151,020 |
| Basement                  | Full  |                 |             |      |        |      |         |
| Heating                   | Yes   | A/C Yes         |             |      |        |      | 4,410   |
| Plumbing                  | 2 F/B | 1 H/B           | Add'l fix.  | Wh/p | Saunas |      | 8,500   |
| Attic                     | None  |                 | Attic size: |      |        |      |         |
| Additions                 |       |                 |             |      |        |      | 216,764 |
| Other Features            |       | M Stks RR       |             |      |        |      | 13,570  |
| Sub-Total                 |       |                 |             |      |        |      | 394,264 |
| Grade                     | C     | Factor 1.0000   |             |      |        |      | 394,264 |
| CDU                       |       | C&D Factor 1.00 |             |      |        |      | 394,264 |
| Depreciation              |       | 35 %            |             |      |        |      | 256,272 |
| Computed cost value @ 70% |       |                 |             |      |        |      | 179,390 |

## Building additions

| Category                 | Type                    | Area | Value   |
|--------------------------|-------------------------|------|---------|
| L Living Area            | FRUF Frame upper full   | 528  | 44,209  |
| G Garages                | FR Attached frame LE 65 | 528  | 23,314  |
| L Living Area            | FRFF Frame first floor  | 132  | 15,111  |
| L Living Area            | FRUF Frame upper full   | 132  | 11,052  |
| L Living Area            | FRFF Frame first floor  | 360  | 41,213  |
| L Living Area            | BSMT Basement addition  | 360  | 6,634   |
| L Living Area            | FRFF Frame first floor  | 36   | 4,121   |
| L Living Area            | OVER Frame Overhang     | 104  | 9,525   |
| P Porches, Patios, Decks | DECK Wood deck          | 288  | 7,629   |
| L Living Area            | FRFF Frame first floor  | 368  | 42,129  |
| L Living Area            | BSMT Basement addition  | 368  | 6,782   |
| L Living Area            | AIR Air conditioning    | 528  | 1,605   |
| L Living Area            | AIR Air conditioning    | 132  | 401     |
| L Living Area            | AIR Air conditioning    | 132  | 401     |
| L Living Area            | AIR Air conditioning    | 360  | 1,094   |
| L Living Area            | AIR Air conditioning    | 368  | 1,119   |
| L Living Area            | AIR Air conditioning    | 104  | 316     |
| L Living Area            | AIR Air conditioning    | 36   | 109     |
| Total additions          |                         |      | 216,764 |

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate          | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|-------|---------------|------|-----|-------|------|-------|
| RS1 Frame    | 12  | 16  | 192   | 30.00         | 2020 | C   | 5,760 | 50   | 2,900 |
| Utility Shed |     |     |       |               |      |     |       |      |       |
| Value at 70% |     |     | 2,030 | Value at 100% |      |     | 2,900 |      |       |

