

Property at 00026 BRONSON ROAD

Prop ID 1490026

Printed 05-Feb-2024 1:16 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAHACHI RUNZIRAI
 Second name:
 Address: 26 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490026 Neigh.: Zone: R30 Vol: 753 Page: 1004

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jan-2021
Resident Land	.92	94,500				Sale price: 399,000
Resident Dwelling	1.00	147,640				Sale valid:
					Values	
Resident Excess	.04	210			Mkt value :	
					Cost value:	346,214
Summary			Utilities		Sales ratios	
Total assessments		242,350	Water	Well	Cost/sale :	.8677
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		242,350	Gas	None	Assmt/sale:	.6074

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	.040	7,500	300			300	210
Residual		1,742						
				.960 acres	Total land value		135,300	94,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addn'l fixtures	2
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,352	224,420
Basement	Full				
Heating	Yes	A/C Yes			6,430
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	6,000
Attic	None	Attic size:			
Additions					57,702
Other Features		WB Stks	RR	Bsmt Gar	29,941
Sub-Total					324,493
Grade	C	Factor 1.0000			324,493
CDU		C&D Factor 1.00			324,493
Depreciation		35 %			210,920
Computed cost value @ 70%					147,644

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	390	3,324
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	FRFF Frame first floor	70	8,014
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
Total additions			57,702

