

Property at 00041 BRONSON ROAD

Prop ID 1490041

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Administrative Information

Owner name: VACHIER EDWIN & ZAIRA I
 Second name:
 Address: 41 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490041 Neigh.: Zone: R30 Vol: 722 Page: 396

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Aug-2018
Resident Land	.92	94,500				Sale price: 269,000
Resident Dwelling	1.00	153,000				Sale valid:
Resident Outbldg	1.00	3,500				Values
Resident Excess	.28	1,470				Mkt value :
						Cost value: 360,671
Summary			Utilities		Sales ratios	
Total assessments		252,470	Water	Well	Cost/sale :	1.3408
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		252,470	Gas	None	Assmt/sale:	.9386

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	.280	7,500	2,100			2,100	1,470
Residual		12,197						
1.200 acres				Total land value			137,100	95,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	2,073
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	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,316	284,260
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					37,746
Other Features		WB Stks			9,250
Sub-Total					336,256
Grade	C	Factor 1.0000			336,256
CDU		C&D Factor 1.00			336,256
Depreciation		35 %			218,566
		Computed cost value @ 70%			152,996

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	99	11,334
L Living Area	BSMT Basement addition	99	1,824
P Porches, Patios, Decks	FEFF Frame enclosed first	33	3,147
G Garages	FR Attached frame LE 65	480	21,441
Total additions			37,746

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	28	336	30.00	2020	C	10,080	50	5,000
Utility Shed									
Value at 70%			3,500				Value at 100%		5,000

