

Property at 00042 BRONSON ROAD

Prop ID 1490042

Printed 05-Feb-2024 1:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JAY ANN KYLE
 Second name:
 Address: 42 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490042 Neigh.: Zone: R30 Vol: 728 Page: 873

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	137,740
Resident Outbldg	1.00	3,430

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-May-2019
 Sale price: 327,500
 Sale valid:

Values

Mkt value :
 Cost value: 343,271

Summary

Total assessments	240,290	
Total exemptions		
Net assessment	240,290	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0482
 Mkt/sale :
 Assmt/sale: .7337

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	.880	7,500	6,600			6,600	4,620
Residual		38,333						

1.800 acres

Total land value

141,600

99,120

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1954

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	217,050
Basement	Full		1,296	
Heating	Yes	A/C Yes		6,230
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	5,500
Attic	None	Attic size:	Saunas	
Additions				59,706
Other Features		WB Stks	Bsmt Gar	14,250
Sub-Total				302,736
Grade	C	Factor 1.0000		302,736
CDU		C&D Factor 1.00		302,736
Depreciation		35 %		196,778
Computed cost value @ 70%				137,745

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
L Living Area	FRFF Frame first floor	368	42,129
P Porches, Patios, Decks	BPAT Brick/flagstone pati	120	2,736
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	AIR Air conditioning	368	1,119

Total additions 59,706

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	18	18	324	30.00		C	9,720	50	4,900
Utility Shed									
Value at 70%				3,430	Value at 100%				4,900

