

Property at 00048 BRONSON ROAD

Prop ID 1490048

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Administrative Information

Owner name: OSTROWSKI PAUL D
 Second name:
 Address: 48 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490048 Neigh.: Zone: R30 Vol: 503 Page: 693

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Dec-1993
Resident Land	.92	94,500				Sale price: 125,000
Resident Dwelling	1.00	183,990				Sale valid:
Resident Outbldg	1.00	1,470				Values
Resident Excess	.34	1,790				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	281,750		Water	Well	Cost/sale :	3.2200
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	281,750		Gas	None	Assmt/sale:	2.2540

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	.340	7,500	2,550			2,550	1,785
Residual	14,810							
1.260 acres				Total land value			137,550	96,285

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	1
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	03	Rec Room W/ Air	W/B openings	1
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	1,196	203,890
Basement	Full				
Heating	Yes	A/C Yes			5,860
Plumbing	2 F/B	H/B 1 Add'l fix.	1 Wh/p	Saunas	8,000
Attic	None	Attic size:			
Additions					126,117
Other Features	WB Stks	RR	Bsmt Gar		30,546
Sub-Total					374,413
Grade	C+	Factor 1.0800			404,366
CDU		C&D Factor 1.00			404,366
Depreciation		35 %			262,838
Computed cost value @ 70%					183,987

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	BSMT Basement addition	624	11,499
L Living Area	FRFF Frame first floor	244	27,933
L Living Area	AIR Air conditioning	244	742
P Porches, Patios, Decks	DECK Wood deck	130	3,444
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	DECK Wood deck	346	9,166
Total additions			126,117

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470	Value at 100%			2,100		

