

Property at 00054 BRONSON ROAD

Prop ID 1490054

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Administrative Information

Owner name: DELIVRON MARTIN B AND
 Second name: JEANNINE M
 Address: 54 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490054 Neigh.: Zone: R30 Vol: 605 Page: 289

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Apr-2010
Resident Land	.92	94,500				Sale price: 325,000
Resident Dwelling	1.00	146,060				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.49	2,570				Mkt value :
						Cost value: 349,129
Summary			Utilities		Sales ratios	
Total assessments		244,390	Water	Well	Cost/sale :	1.0742
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		244,390	Gas	None	Assmt/sale:	.7520

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	.490	7,500	3,675			3,675	2,573
Residual		21,344						
1.410 acres				Total land value			138,675	97,073

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	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,204	204,940
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					70,938
Other Features		WB Stks	RR		15,856
Sub-Total					297,234
Grade	C+	Factor 1.0800			321,013
CDU		C&D Factor 1.00			321,013
Depreciation		35 %			208,658
		Computed cost value @ 70%			146,061

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	201	23,011
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FEFF Frame enclosed first	220	20,980
P Porches, Patios, Decks	BPAT Brick/flagstone pati	280	6,385
G Garages	FR Attached frame LE 65	420	19,100
Total additions			70,938

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2000	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

