

Property at 00055 BRONSON ROAD

Prop ID 1490055

Printed 05-Feb-2024 1:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OBRIEN EILEEN PATRICIA & DONALD

Second name:

Address: 55 BRONSON ROAD

City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 16 005
Lot: 1490055 Neigh.: Zone: R30 Vol: 764 Page: 1013

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 24-Aug-2021
Resident Land	.69	94,500			Sale price: 465,000
Resident Dwelling	1.00	144,430			Sale valid:

Values

			Mkt value :	Cost value:
Resident Excess	.09	450		341,971

Summary

Utilities

Sales ratios

Total assessments	239,380	Water	Well	Cost/sale :	.7354
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	239,380	Gas	None	Assmt/sale:	.5148

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					
RES	12	.086	7,500	645		645	452
Residual		3,746					

.776 acres

Total land value

135,645

94,952

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	30	C	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	1,814
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1955				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	768
Basement	Full with walk		218,990
Heating	Yes	A/C Yes	6,320
Plumbing	2 F/B	1 H/B	1 Add'l fix.
Attic	None	Attic size:	Saunas
Additions			9,000
Other Features	WB Stks		73,865

Sub-Total		317,425
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	317,425
Depreciation	35 %	206,326
	Computed cost value @ 70%	144,428

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	BSMT Basement addition	150	2,764
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
P Porches, Patios, Decks	FEFF Frame enclosed first	32	3,052
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	150	456
L Living Area	AIR Air conditioning	96	292
L Living Area	AIR Air conditioning	32	97

Total additions 73,865

