

Property at 00067 BRONSON ROAD

Prop ID 1490067

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Administrative Information

Owner name: MANZOOR JAVEERIA
 Second name:
 Address: 67 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490067 Neigh.: Zone: R30 Vol: 653 Page: 774

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Dec-2012
Resident Land	.92	94,500				Sale price: 316,500
Resident Dwelling	1.00	182,860				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.15	790				Mkt value :
						Cost value: 399,757
Summary			Utilities		Sales ratios	
Total assessments		279,830	Water	Well	Cost/sale :	1.2631
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		279,830	Gas	None	Assmt/sale:	.8841

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	.150	7,500	1,125			1,125	788
Residual		6,534						
1.070 acres				Total land value			136,125	95,288

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	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	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: 1961	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,000	230,450
Basement	Full with walk				
Heating	Yes	A/C	No		
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			5,000
Additions					110,901
Other Features		WB Stks	RR		25,766
Sub-Total					372,117
Grade	C+	Factor	1.0800		401,886
CDU		C&D Factor	1.00		401,886
Depreciation			35 %		261,226
			Computed cost value @ 70%		182,858

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	529	14,013
L Living Area	FRFF Frame first floor	506	57,927
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
P Porches, Patios, Decks	FEFF Frame enclosed first	110	10,490
G Garages	FR Attached frame LE 65	576	25,187
Total additions			110,901

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

