

Property at 00074 BRONSON ROAD

Prop ID 1490074

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Administrative Information

Owner name: MARSHALL ROBERT C TRUSTEE
 Second name:
 Address: 74 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490074 Neigh.: Zone: R30 Vol: 729 Page: 520

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Dec-1959
Resident Land	.92	94,500				Sale price: 29,050
Resident Dwelling	1.00	241,530				Sale valid:
Resident Outbldg	4.00	28,980				Values
Resident Excess	.27	1,420				Mkt value :
						Cost value: 523,471
Summary			Utilities		Sales ratios	
Total assessments		366,430	Water	Well	Cost/sale :	18.0197
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		366,430	Gas	None	Assmt/sale:	12.6138

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	.270	7,500	2,025			2,025	1,418
Residual		11,761						
1.190 acres				Total land value			137,025	95,918

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	4
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				714	208,440
Basement	Full						
Heating	Yes	A/C Yes					6,030
Plumbing	3 F/B	H/B 4 Add'l fix.	1 Wh/p	Saunas			14,500
Attic	None	Attic size:					
Additions							235,565
Other Features	Mason Trim	WB Stks	RR				26,983
Sub-Total							491,518
Grade	C+	Factor 1.0800					530,839
CDU		C&D Factor 1.00					530,839
Depreciation		35 %					345,045
		Computed cost value @ 70%					241,532

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	658	29,480
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	FRFF Frame first floor	714	81,739
P Porches, Patios, Decks	DECK Wood deck	493	13,060
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	FRUF Frame upper full	400	33,492
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	AIR Air conditioning	128	389
L Living Area	AIR Air conditioning	400	1,216
L Living Area	AIR Air conditioning	400	1,216
L Living Area	AIR Air conditioning	714	2,171
L Living Area	AIR Air conditioning	34	103

Total additions 235,565

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									
RG1 Frame or Con			750	55.95		C	41,963	50	21,000
Block Detach Garage									
RG1 Frame or Con	15	31	465	55.95	2002	C	26,017	50	13,000
Block Detach Garage									
RS1 Frame	24	14	336	30.00	2004	C	10,080	50	5,000
Utility Shed									
Value at 70%			28,980					Value at 100%	41,400

