

Property at 00078 BRONSON ROAD

Prop ID 1490078

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Administrative Information

Owner name: IVIRICO JORGE ESCOBAR AND
 Second name: CRUZ DUNIA GARCIA
 Address: 78 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490078 Neigh.: Zone: R30 Vol: 735 Page: 921

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Dec-2019
Resident Land	.76	94,500				Sale price: 332,500
Resident Dwelling	1.00	200,730				Sale valid:
Resident Outbldg	1.00	840				Values
					Mkt value :	
					Cost value:	422,957
Summary			Utilities		Sales ratios	
Total assessments	296,070		Water	Well	Cost/sale :	1.2721
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	296,070		Gas	None	Assmt/sale:	.8904

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	135,000	135,000			135,000	94,500
Primary Site		33,106						
		.760 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				835	156,380
Basement	Full						
Heating	Yes	A/C	Yes				4,510
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							188,567
Other Features	Mason Trim	WB Stks			Bsmt Gar		50,526
Sub-Total							408,483
Grade	C+		Factor 1.0800				441,162
CDU			C&D Factor 1.00				441,162
Depreciation			35 %				286,755
Computed cost value @ 70%							200,729

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	894	102,346
L Living Area	FRUF Frame upper full	486	40,693
L Living Area	BSMT Basement addition	894	16,475
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
P Porches, Patios, Decks	DECK Wood deck	420	11,126
L Living Area	AIR Air conditioning	894	2,718
L Living Area	AIR Air conditioning	486	1,477
Total additions			188,567

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2007	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

