

Property at 00094 BRONSON ROAD

Prop ID 1490094

Printed 05-Feb-2024 1:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BACON MICHAEL
 Second name:
 Address: 94 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490094 Neigh.: Zone: R30 Vol: 767 Page: 404

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	143,440
Resident Outbldg	1.00	5,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Oct-2021
 Sale price: 280,000
 Sale valid:

Values

Mkt value :
 Cost value: 348,386

Summary

Total assessments	243,870	
Total exemptions		
Net assessment	243,870	

Utilities

	Water	Well
	Sewer	Septic
	Gas	None

Sales ratios

Cost/sale : 1.2442
 Mkt/sale :
 Assmt/sale: .8710

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	.010	7,500	75			75	53
Residual		436						

.930 acres

Total land value

135,075

94,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,420	233,360
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					18,464
Other Features	Mason Trim WB Stks		Bsmt Gar		31,072

Sub-Total					291,896
Grade	C+	Factor 1.0800			315,248
CDU		C&D Factor 1.00			315,248
Depreciation		35 %			204,911
		Computed cost value @ 70%			143,438

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 18,464

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	15	20	300	55.95		C	16,785	50	8,400
Block Detach Garage									

Value at 70% 5,880

Value at 100% 8,400

