

Property at 00099 BRONSON ROAD

Prop ID 1490099

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

Administrative Information

Owner name: PENSICO TRUST COMPANY 80% &
Second name: JACQUES ENTERPRISES LLC 20%
Address: P O BOX 722
City/state: FARMINGTON CT Zip: 06034

Location Information

Map: 024 Clerk map:
Lot: 1490099 Neigh.: Zone: R30 Vol: 677 Page: 483

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	157,640

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 26-Aug-2014
Sale price: 150,000
Sale valid: 2

Values

Mkt value :
Cost value: 360,200

Summary

Total assessments	252,140
Total exemptions	
Net assessment	252,140

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.4013
Mkt/sale :
Assmt/sale: 1.6809

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						

.920 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addn'l fixtures	1
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	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

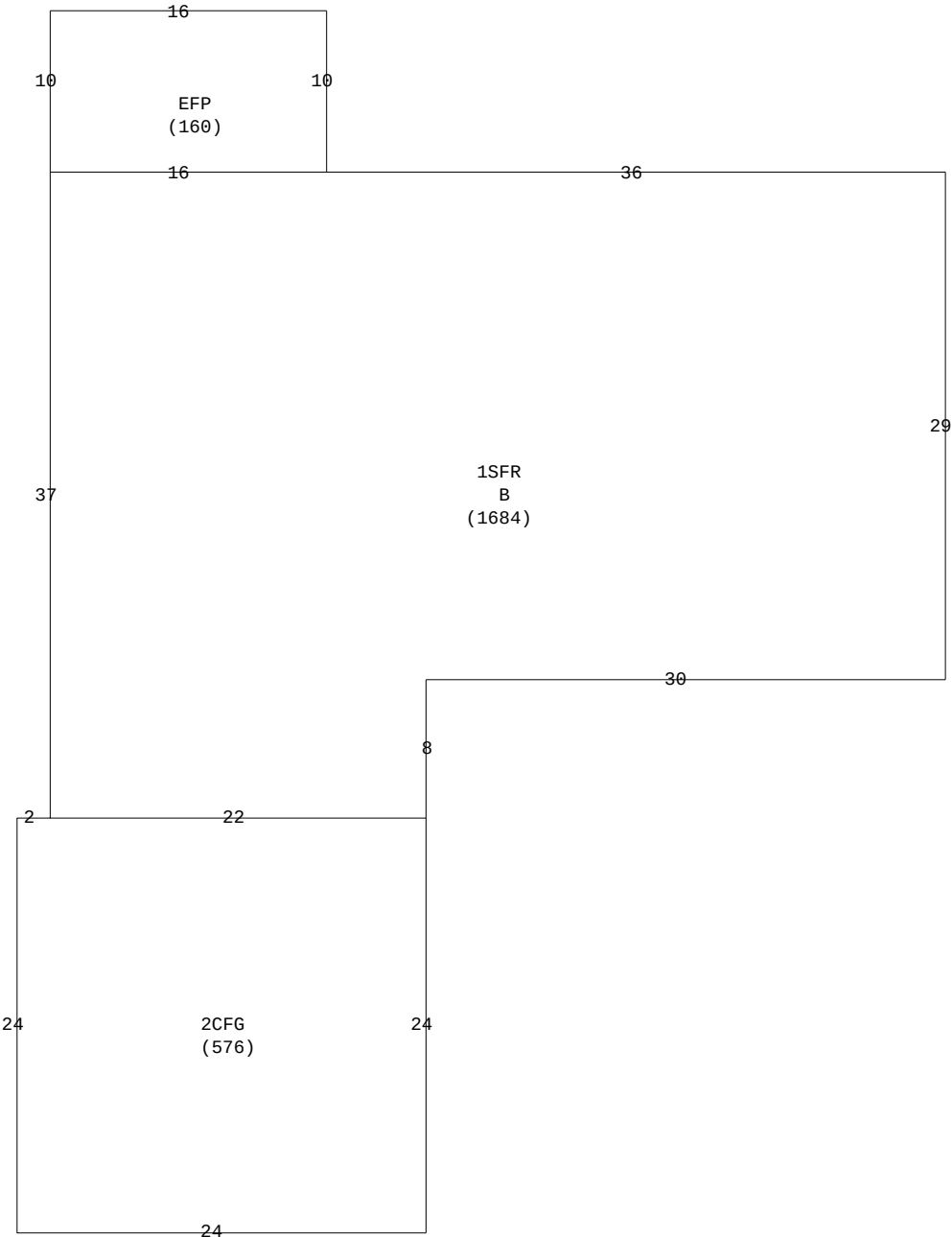
			Area	
Dwelling	Frame	1 story w/bsmt	1,684	268,100
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				40,445
Other Features	WB Stks			6,750

Sub-Total			320,795
Grade	C+	Factor 1.0800	346,459
CDU		C&D Factor 1.00	346,459
Depreciation		35 %	225,198
		Computed cost value @ 70%	157,639

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258

Total additions 40,445



80% TO PENSCO TRUST CO CUST FBO JOHN BOUCHER IRA & 20% TO JACQUES
ENTERPRISES LLC T/I/C