

Property at 00015 BROOKRIDGE DRIVE

Prop ID 1510015

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Administrative Information

Owner name: BOURGEOIS MARC &
 Second name: SPENCER CALLEN
 Address: 15 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510015 Neigh.: Zone: R40 Vol: 817 Page: 1264

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	162,470
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Aug-2026
 Sale price: 587,000
 Sale valid:

Values

Mkt value :
 Cost value: 383,500

Summary

Total assessments	268,450
Total exemptions	
Net assessment	268,450

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6533
 Mkt/sale :
 Assmt/sale: .4573

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						

.920 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1973

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,473	240,340
Basement	Full				
Heating	Yes	A/C Yes			6,880
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					22,948
Other Features		WB Stks		Bsmt Gar	26,522
Sub-Total					305,190
Grade	B-	Factor 1.1700			357,072
CDU		C&D Factor 1.00			357,072
Depreciation		35 %			232,097
Computed cost value @ 70%					162,468

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	90	2,384
P Porches, Patios, Decks	DECK Wood deck	108	2,861
P Porches, Patios, Decks	DECK Wood deck	112	2,967
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	OVER Frame Overhang	8	733
L Living Area	OVER Frame Overhang	29	2,656
L Living Area	OVER Frame Overhang	58	5,312
L Living Area	OVER Frame Overhang	27	2,473
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
L Living Area	AIR Air conditioning	148	450

Total additions 22,948

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	8	96	30.00	2007	C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			
						1,400			

