

Property at 00019 BROOKRIDGE DRIVE

Prop ID 1510019

Printed 05-Feb-2024 1:30 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SCHULTZ DUSTIN K & ROCHELLE M
 Second name:
 Address: 19 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510019 Neigh.: Zone: R40 Vol: 754 Page: 1093

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Feb-2019
Resident Land	.92	105,000				Sale price: 260,000
Resident Dwelling	1.00	226,890				Sale valid:
Resident Outbldg	2.00	13,020				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 492,800
Summary			Utilities		Sales ratios	
Total assessments		344,960	Water	Connecticut	Cost/sale :	1.8954
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		344,960	Gas	None	Assmt/sale:	1.3268

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							
RES	12	.010	7,500	75			75	53
Residual		436						
		.930 acres		Total land value			150,075	105,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical 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	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	32	Detached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	02	Partial Central	Whirlpools	1
Interior Cond	04	Average	Living area	2,450
Exterior Cond	04	Average	# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1971	

Building Valuation Summary

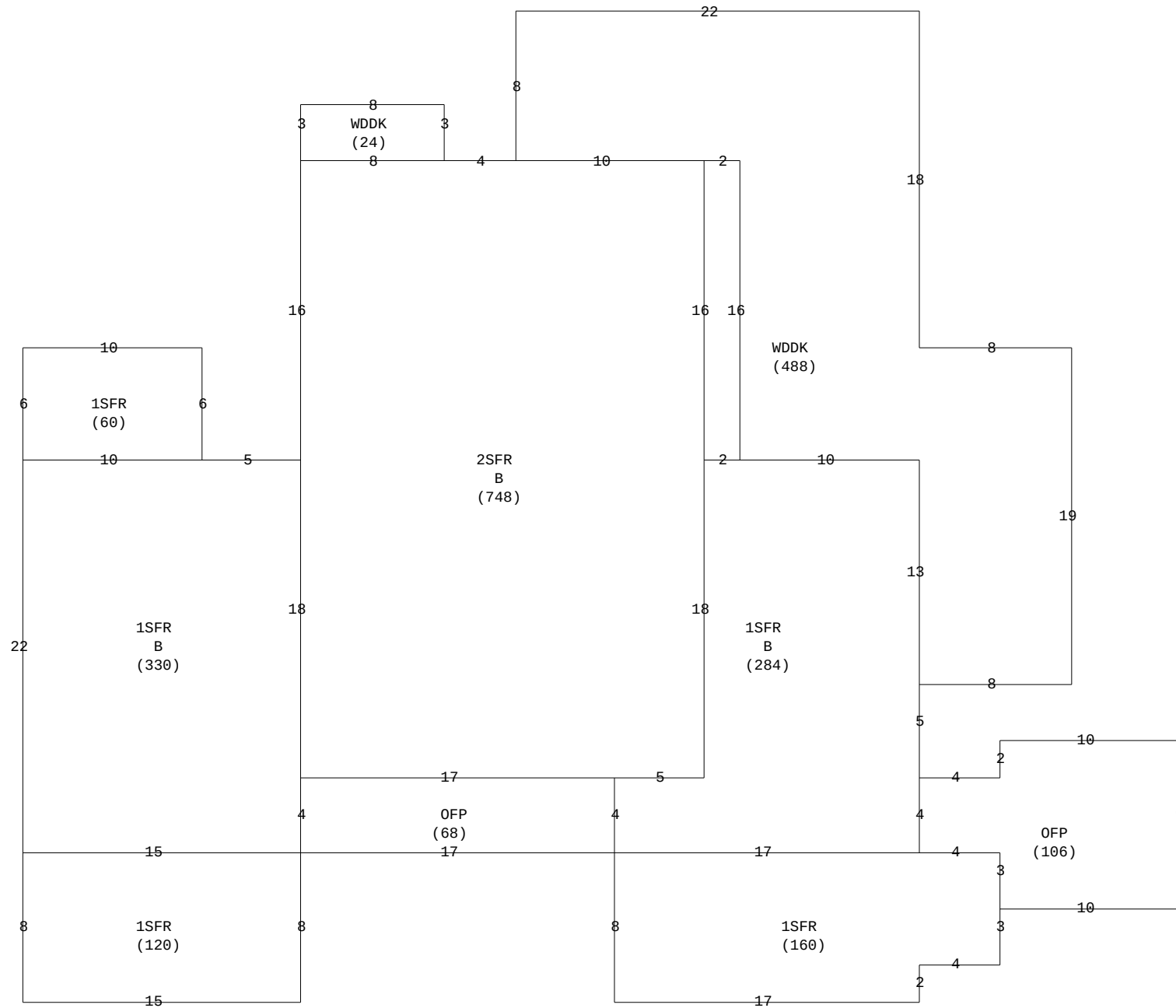
						Area	
Dwelling	Frame	2 story w/bsmt				748	215,080
Basement	Full						
Heating	Yes	A/C Yes					6,210
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		16,500
Attic	None			Attic size:			
Additions							149,868
Other Features		WB Stks	RR				38,555
Sub-Total							426,213
Grade	B-	Factor 1.1700					498,669
CDU		C&D Factor 1.00					498,669
Depreciation		35 %					324,135
						Computed cost value @ 70%	226,895

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	BSMT Basement addition	330	6,081
P Porches, Patios, Decks	FOFF Frame open first flo	68	4,143
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	FRFF Frame first floor	284	32,513
L Living Area	BSMT Basement addition	284	5,234
P Porches, Patios, Decks	DECK Wood deck	488	12,927
P Porches, Patios, Decks	DECK Wood deck	24	636
P Porches, Patios, Decks	FOFF Frame open first flo	106	6,458
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182
L Living Area	AIR Air conditioning	330	1,003
L Living Area	AIR Air conditioning	120	365
L Living Area	AIR Air conditioning	284	863
L Living Area	AIR Air conditioning	160	486
L Living Area	AIR Air conditioning	748	2,274
Total additions			149,868

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	29	580	55.95		C	32,451	50	16,200
Block Detach Garage									
RS1 Frame	10	16	160	30.00	2003	C	4,800	50	2,400
Utility Shed									
Value at 70%		13,020	Value at 100%		18,600				



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