

Property at 00020 BROOKRIDGE DRIVE

Prop ID 1510020

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

## Administrative Information

Owner name: ROY ALAN AND ANNE  
Second name:  
Address: 20 BROOKRIDGE DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
Lot: 1510020 Neigh.: Zone: R40 Vol: 096 Page: 0442

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 194,670 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 18-Feb-1977  
Sale price: 83,500  
Sale valid:

## Values

| Resident Excess |    |  |
|-----------------|----|--|
| .01             | 50 |  |

Mkt value :  
Cost value: 428,171

## Summary

| Total assessments |         |
|-------------------|---------|
| 299,720           |         |
| Total exemptions  |         |
| Net assessment    | 299,720 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 5.1278  
Mkt/sale :  
Assmt/sale: 3.5895

## 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          | 12   | Contemporary Cap |                  |   |
| Exterior Walls | 10   | Vertical Siding  |                  |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.5 |   |
| Roof Type      | 01   | Gable            |                  |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms      | 8 |
| Interior Walls | 02   | Drywall          | Bedrooms         | 3 |
| Floors         | 01   | Hardwood         | Family Rooms     | 1 |
| Heating System | 01   | Hot Water        | Full Baths       | 3 |
| Fuel           | 01   | Oil              | 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       | 01   | Full             | W/B stacks       | 2 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings     | 3 |
| Air Condition  | 99   | None             |                  |   |
| Interior Cond  | 05   | Good             |                  |   |
| Exterior Cond  | 05   | Good             |                  |   |

Actual Year Built: 1972

## Building Valuation Summary

| Dwelling       | Frame | 1 1/2 story w/bsmt | Area  |         |
|----------------|-------|--------------------|-------|---------|
| Basement       | Full  |                    | 1,176 | 260,420 |
| Heating        | Yes   | A/C No             |       |         |
| Plumbing       | 3 F/B | H/B 1 Add'l fix.   | Wh/p  | Saunas  |
| Attic          | None  | Attic size:        |       | 10,500  |
| Additions      |       |                    |       | 94,442  |
| Other Features |       | WB Stks            | RR    | 30,798  |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 396,160 |
| Grade        | C+ | Factor 1.0800             | 427,853 |
| CDU          |    | C&D Factor 1.00           | 427,853 |
| Depreciation |    | 35 %                      | 278,104 |
|              |    | Computed cost value @ 70% | 194,673 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 18   | 1,097  |
| P Porches, Patios, Decks | DECK Wood deck            | 330  | 8,742  |
| L Living Area            | FRFF Frame first floor    | 440  | 50,372 |
| L Living Area            | BSMT Basement addition    | 440  | 8,108  |
| G Garages                | FR Attached frame LE 65   | 600  | 26,123 |

Total additions 94,442

