

Property at 00026 BROOKRIDGE DRIVE

Prop ID 1510026

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Administrative Information

Owner name: PANG IAN & YUEMEI ZHANG
Second name:
Address: 26 BROOKRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1510026 Neigh.: Zone: R40 Vol: 363 Page: 772

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Jan-1999
Resident Land	.92	105,000				Sale price: 238,000
Resident Dwelling	1.00	250,660				Sale valid:
					Values	
Resident Excess	.01	50				Mkt value :
						Cost value: 508,157
Summary			Utilities		Sales ratios	
Total assessments		355,710	Water	Connecticut		Cost/sale : 2.1351
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		355,710	Gas	None		Assmt/sale: 1.4946

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	01	Ranch		
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	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,304	349,690
Basement	Full				
Heating	Yes	A/C Yes			9,970
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					93,947
Other Features		WB Stks	Bsmt Gar		11,750
Sub-Total					470,857
Grade	B-	Factor 1.1700			550,903
CDU		C&D Factor 1.00			550,903
Depreciation		35 %			358,087
Computed cost value @ 70%					250,661

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck		
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
L Living Area	AIR Air conditioning	264	803
L Living Area	FRFF Frame first floor	494	56,554
L Living Area	AIR Air conditioning	494	1,502
Total additions			93,947

