

Property at 00031 BROOKRIDGE DRIVE

Prop ID 1510031

Printed 18-Oct-2024 12:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAGRINI DAVID D AND
 Second name: KIERAN K
 Address: 31 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510031 Neigh.: Zone: R40 Vol: 389 Page: 627

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	207,820

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Aug-2000
 Sale price: 249,900
 Sale valid: Y

Values

Mkt value :
 Cost value: 446,886

Summary

Total assessments	312,820
Total exemptions	
Net assessment	312,820

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.7883
 Mkt/sale :
 Assmt/sale: 1.2518

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	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1970	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	875	239,880
Basement	Full				
Heating	Yes	A/C Yes			6,910
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					88,338
Other Features	WB Stks	RR			18,373
Sub-Total					362,501
Grade	B	Factor 1.2600			456,751
CDU		C&D Factor 1.00			456,751
Depreciation		35 %			296,888
Computed cost value @ 70%					207,822

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730
L Living Area	BSMT Basement addition	240	4,423
P Porches, Patios, Decks	DECK Wood deck	104	2,755
G Garages	FR Attached frame LE 65	575	25,148
L Living Area	UATT Unfinished attic	150	2,626
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	FRUF Frame upper full	66	5,526
L Living Area	AIR Air conditioning	132	401

Total additions 88,338

