

Property at 00038 BROOKRIDGE DRIVE

Prop ID 1510038

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Administrative Information

Owner name: HUDDY ROBERT P AND LORRAINE
Second name:
Address: 38 BROOKRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1510038 Neigh.: Zone: R40 Vol: 387 Page: 1073

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	246,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Jul-2000
Sale price: 332,000
Sale valid: Y

Values

Resident Excess	.21	1,100
Mkt value :		
Cost value:		503,600

Summary

Total assessments	352,520
Total exemptions	
Net assessment	352,520

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5169
Mkt/sale :
Assmt/sale: 1.0618

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	.210	7,500	1,575			1,575	1,103
Residual	9,148							

1.130 acres

Total land value

151,575

106,103

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	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: 1980	

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,040	272,110
Basement	Full					
Heating	Yes	A/C	Yes			7,820
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas	9,500
Attic	None		Attic size:			
Additions						133,654
Other Features		WB Stks				6,750

Sub-Total						429,834
Grade	B	Factor 1.2600				541,591
CDU		C&D Factor 1.00				541,591
Depreciation		35 %				352,034
		Computed cost value @ 70%				246,424

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FEFF Frame enclosed first	210	20,026
L Living Area	FRFF Frame first floor	286	32,742
L Living Area	BSMT Basement addition	286	5,270
G Garages	FR Attached frame LE 65	236	11,921
P Porches, Patios, Decks	DECK Wood deck	455	12,053
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	286	869

Total additions 133,654

