

Property at 00045 BROOKRIDGE DRIVE

Prop ID 1510045

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Administrative Information

Owner name: CANOVI ADOLFO E & RUTH
 Second name:
 Address: 45 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510045 Neigh.: Zone: R40 Vol: 724 Page: 1049

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Dec-2018
Resident Land	.92	105,000			Sale price: 485,000
Resident Dwelling	1.00	349,450			Sale valid:
Resident Outbldg	1.00	2,030			Values
Resident Excess	.09	470			Mkt value :
					Cost value: 652,786
Summary		Utilities		Sales ratios	
Total assessments	456,950	Water	Connecticut	Cost/sale :	1.3460
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	456,950	Gas	None	Assmt/sale:	.9422

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	.090	7,500	675		675	473
Residual	3,920						
1.010 acres		Total land value		150,675		105,473	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	4
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size	1,500
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	3,714
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,632	387,720
Basement	Full				
Heating	Yes	A/C Yes			11,080
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	21,500
Attic	None		Attic size:		
Additions					140,213
Other Features		WB Stks	RR		49,032
Sub-Total					609,545
Grade	B	Factor 1.2600			768,027
CDU		C&D Factor 1.00			768,027
Depreciation		35 %			499,218
		Computed cost value @ 70%			349,453

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	185	21,179
L Living Area	BSMT Basement addition	185	3,409
L Living Area	AIR Air conditioning	185	562
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	DECK Wood deck	292	7,735
G Garages	FRL Attached frame GT 65	827	37,051
L Living Area	FRFF Frame first floor	86	9,845
P Porches, Patios, Decks	FEFF Frame enclosed first	360	34,330

Total additions 140,213

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2000	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%		2,900				

