

Property at 00053 BROOKRIDGE DRIVE

Prop ID 1510053

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Administrative Information

Owner name: ANTONIO CHRISTOPHER &
 Second name: ANTONIO CANDICE MILAMBILING
 Address: 53 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510053 Neigh.: Zone: R40 Vol: 802 Page: 209

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Jul-2025
Resident Land	.92	105,000				Sale price: 820,000
Resident Dwelling	1.00	345,320				Sale valid:
					Values	
Resident Excess	.10	530				Mkt value :
						Cost value: 644,071
Summary			Utilities		Sales ratios	
Total assessments		450,850	Water	Connecticut	Cost/sale :	.7855
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		450,850	Gas	None	Assmt/sale:	.5498

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	.100	7,500	750			750	525
Residual		4,356						
		1.020 acres		Total land value			150,750	105,525

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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,722
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,442	350,610
Basement	Full				
Heating	Yes	A/C Yes			10,040
Plumbing	2 F/B	2 H/B	1 Add'l fix.	1 Wh/p	15,000
Attic	None		Attic size:		
Additions					134,266
Other Features		WB Stks			13,500
Sub-Total					523,416
Grade	A-	Factor 1.4500			758,953
CDU		C&D Factor 1.00			758,953
Depreciation		35 %			493,319
Computed cost value @ 70%					345,323

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	BSMT Basement addition	152	2,801
L Living Area	AIR Air conditioning	152	462
P Porches, Patios, Decks	DECK Wood deck	360	9,536
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	FRUF Frame upper full	84	7,033
L Living Area	AIR Air conditioning	168	511
G Garages	FSF Full-story fin o/gar	624	41,798
G Garages	FRL Attached frame GT 65	800	35,842
L Living Area	AIR Air conditioning	624	1,897
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	AIR Air conditioning	30	91
P Porches, Patios, Decks	DECK Wood deck	171	4,530
Total additions			134,266

