

Property at 00064 BROOKRIDGE DRIVE

Prop ID 1510064

Printed 05-Feb-2024 1:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GRAFALS INGRID
 Second name:
 Address: 64 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510064 Neigh.: Zone: R40 Vol: 659 Page: 382

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-Jul-1992	
Resident Land	.92 105,000			Sale price: 275,000	
Resident Dwelling	1.00 327,110			Sale valid:	
				Values	
Resident Excess	.25 1,310			Mkt value :	
				Cost value: 619,171	
Summary		Utilities		Sales ratios	
Total assessments	433,420	Water	Connecticut	Cost/sale :	2.2515
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	433,420	Gas	None	Assmt/sale:	1.5761

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	.250	7,500	1,875		1,875	1,313
Residual		10,890					
1.170 acres		Total land value		151,875		106,313	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	5
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	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,763
		Actual Year Built: 1989		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,057	275,430
Basement	Full with walk				
Heating	Yes	A/C Yes			7,920
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas 22,000
Attic	None	Attic size:			
Additions					251,729
Other Features		WB Stks			13,500
Sub-Total					570,579
Grade	B	Factor 1.2600			718,930
CDU		C&D Factor 1.00			718,930
Depreciation		35 %			467,305
Computed cost value @ 70%					327,114

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	693	58,025
G Garages	FRL Attached frame GT 65	693	31,048
L Living Area	AIR Air conditioning	693	2,107
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
L Living Area	AIR Air conditioning	280	851
L Living Area	OVER Frame Overhang	62	5,678
L Living Area	AIR Air conditioning	62	188
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	DECK Wood deck	132	3,497
P Porches, Patios, Decks	DECK Wood deck	919	24,344
L Living Area	FRFF Frame first floor	294	33,657
L Living Area	BSMT Basement addition	294	5,418
L Living Area	AIR Air conditioning	294	894
P Porches, Patios, Decks	DECK Wood deck	294	7,788
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973

Total additions 251,729

