

Property at 00071 BROOKRIDGE DRIVE

Prop ID 1510071

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

Administrative Information

Owner name: TOWNSEND DAVID LLOYD JR &
 Second name: LISA JEAN
 Address: 71 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1510071 Neigh.: Zone: R40 Vol: 762 Page: 172

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-2021
Resident Land	.92	105,000				Sale price: 520,000
Resident Dwelling	1.00	342,830				Sale valid:
					Values	
Resident Excess	.50	2,630			Mkt value :	
					Cost value:	643,514
Summary			Utilities		Sales ratios	
Total assessments		450,460	Water	Connecticut	Cost/sale :	1.2375
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		450,460	Gas	None	Assmt/sale:	.8663

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	.500	7,500	3,750			3,750	2,625
Residual		21,780						
1.420 acres			Total land value				153,750	107,625

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,472	356,470
Basement	Full						
Heating	Yes	A/C	Yes				10,200
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		11,500
Attic	None			Attic size:			
Additions							121,725
Other Features	Mason Trim	WB Stks					19,734
Sub-Total							519,629
Grade	A-		Factor 1.4500				753,462
CDU			C&D Factor 1.00				753,462
Depreciation			35 %				489,750
Computed cost value @ 70%							342,825

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	804	36,021
G Garages	HSF Half-story fin o/gar	804	32,891
L Living Area	AIR Air conditioning	804	2,444
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	FRFF Frame first floor	148	16,943
L Living Area	BSMT Basement addition	148	2,727
L Living Area	AIR Air conditioning	148	450
P Porches, Patios, Decks	DECK Wood deck	308	8,159
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	74	225
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	BSMT Basement addition	80	1,474
L Living Area	FRUH Frame upper half	80	4,091
L Living Area	AIR Air conditioning	120	365

Total additions 121,725

Scale: 1" = 7.55 feet