

Property at 00072 BROOKRIDGE DRIVE

Prop ID 1510072

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

Administrative Information

Owner name: RICHER PHILIP R & JENNIFER M
Second name:
Address: 72 BROOKRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1510072 Neigh.: Zone: R40 Vol: 715 Page: 1029

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Dec-2017
Resident Land	.92	105,000				Sale price: 480,000
Resident Dwelling	1.00	319,550				Sale valid:
					Values	
Resident Excess	.55	2,890				Mkt value : Cost value: 610,629
Summary			Utilities		Sales ratios	
Total assessments		427,440	Water	Connecticut	Cost/sale :	1.2721
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		427,440	Gas	None	Assmt/sale:	.8905

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	.550	7,500	4,125			4,125	2,888
Residual		23,958						
1.470 acres				Total land value			154,125	107,888

Residential Dwelling Information

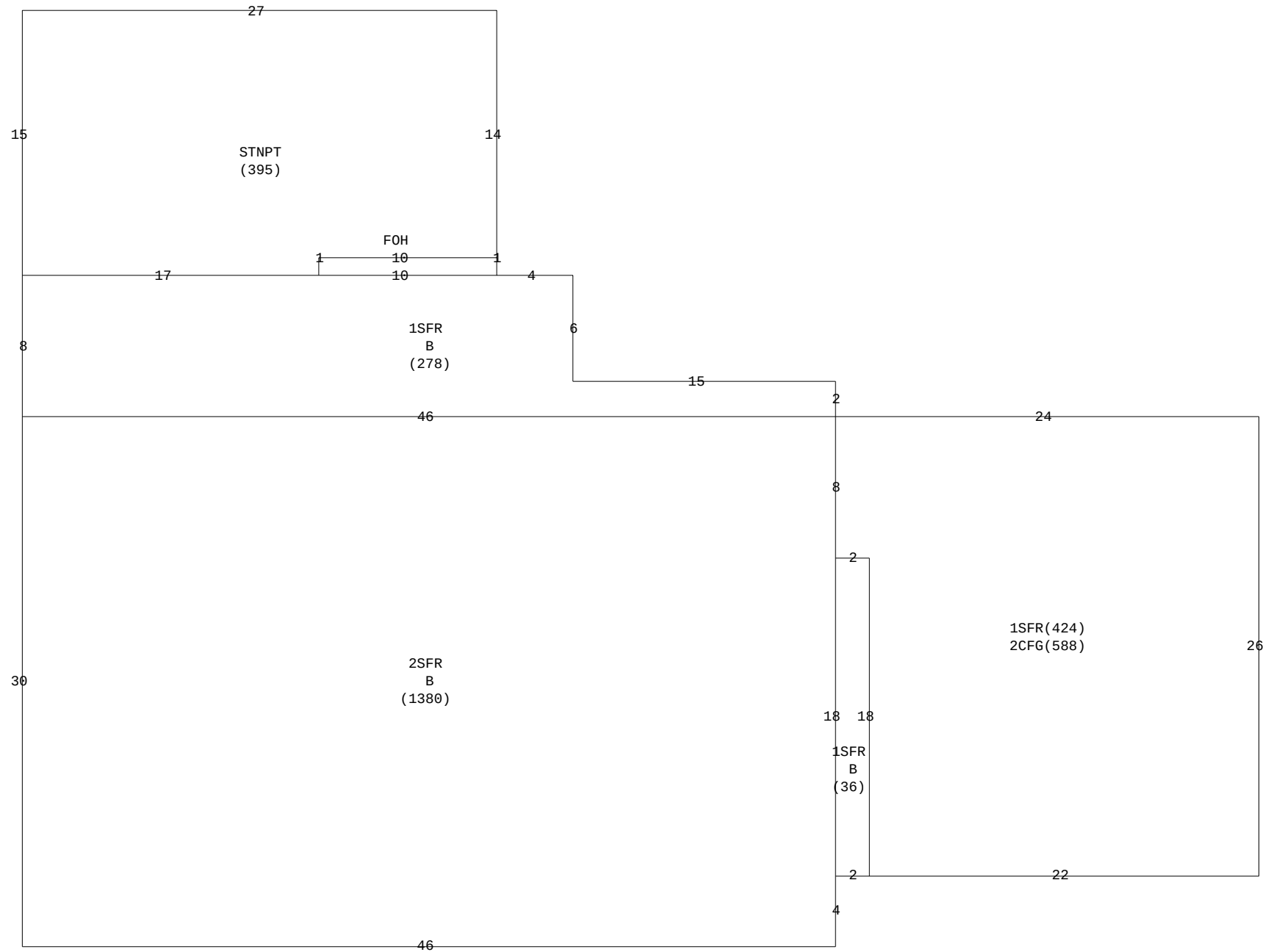
Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	930
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,508
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1990	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,380	338,500
Basement	Full			
Heating	Yes	A/C Yes		9,690
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	23,000
Attic	None	Attic size:	Saunas	
Additions				115,057
Other Features		WB Stks	RR	33,980
Sub-Total				520,227
Grade	B+	Factor 1.3500		702,306
CDU		C&D Factor 1.00		702,306
Depreciation		35 %		456,499
Computed cost value @ 70%				319,549

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	395	9,008
L Living Area	OVER Frame Overhang	10	916
L Living Area	FRFF Frame first floor	278	31,826
L Living Area	BSMT Basement addition	278	5,123
L Living Area	AIR Air conditioning	278	845
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	BSMT Basement addition	36	663
L Living Area	AIR Air conditioning	36	109
L Living Area	FRUF Frame upper full	424	35,502
L Living Area	AIR Air conditioning	424	1,289
G Garages	FR Attached frame LE 65	588	25,655
Total additions			115,057



NAME CHANGE MALLERY TO BROWNSTEIN 11-6-07 567/556