

Property at 00080 BROOKRIDGE DRIVE

Prop ID 1510080

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Administrative Information

Owner name: CHEN RYAN YICHUNG &
 Second name: CHEN CHIAHSIN LEE
 Address: 80 BROOKRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1510080 Neigh.: Zone: R40 Vol: 712 Page: 368

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	369,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Aug-2017
 Sale price: 485,000
 Sale valid:

Values

Mkt value :
 Cost value: 680,200

Summary

Total assessments	476,140
Total exemptions	
Net assessment	476,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4025
 Mkt/sale :
 Assmt/sale: .9817

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	.340	7,500	2,550		2,550	1,785
Residual	14,810						

1.260 acres

Total land value

152,550

106,785

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1988

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					1,574	376,390
Heating	Yes	A/C Yes					10,760
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas		21,500
Attic	None	Attic size:					
Additions							141,936
Other Features	WB Stks						9,250
Sub-Total							559,836
Grade	A-	Factor	1.4500				811,762
CDU		C&D Factor	1.00				811,762
Depreciation				35 %			527,645
				Computed cost value @ 70%			369,352

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	690	30,913
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	BSMT Basement addition	450	8,293
L Living Area	AIR Air conditioning	450	1,368
L Living Area	FRFF Frame first floor	224	25,644
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	OVER Frame Overhang	84	7,693
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	BSMT Basement addition	30	553
L Living Area	AIR Air conditioning	84	255
L Living Area	OVER Frame Overhang	8	733
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	BSMT Basement addition	14	258
L Living Area	AIR Air conditioning	224	681
L Living Area	AIR Air conditioning	30	91

Total additions 141,936

