

Property at 00118 BROOKRIDGE DRIVE

Prop ID 1510118

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Administrative Information

Owner name: MCGRATTAN CAROLYN &
Second name: JOSEPH
Address: 118 BROOKRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1510118 Neigh.: Zone: R40 Vol: 242 Page: 373

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jan-1991
Resident Land	.92	105,000				Sale price: 200,000
Resident Dwelling	1.00	197,830				Sale valid:
					Values	
Resident Excess	.06	320				Mkt value : Cost value: 433,071
Summary			Utilities		Sales ratios	
Total assessments	303,150		Water	Well	Cost/sale :	2.1654
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	303,150		Gas	None	Assmt/sale:	1.5158

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	.060	7,500	450			450	315
Residual	2,614							
		.980 acres	Total land value				150,450	105,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	33	C+	Full Baths	3
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	484
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,201
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Saunas	
			Actual Year Built: 1970	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,248	210,730
Basement	Full			
Heating	Yes	A/C Yes		6,050
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	14,000
Attic	None	Attic size:	Saunas	
Additions				142,714
Other Features	WB Stks		Bsmt Gar	29,099
Sub-Total				402,593
Grade	C+	Factor 1.0800		434,800
CDU		C&D Factor 1.00		434,800
Depreciation		35 %		282,620
Computed cost value @ 70%				197,834

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	BSMT Basement addition	344	6,339
L Living Area	FRFF Frame first floor	344	39,381
L Living Area	AIR Air conditioning	344	1,046
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	FRUF Frame upper full	270	22,607
L Living Area	AIR Air conditioning	540	1,642
P Porches, Patios, Decks	FEFF Frame enclosed first	182	17,356
L Living Area	OVER Frame Overhang	27	2,473
P Porches, Patios, Decks	DECK Wood deck	646	17,113

Total additions 142,714

