

Property at 00296 COUNTRY CLUB ROAD

Prop ID 1940296

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Administrative Information

Owner name: BRIGHENTI ENTERPRISES LLC
Second name:
Address: 124 SIMSBURY ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map: 04 037
Lot: 1940296 Neigh.: Zone: Vol: 392 Page: 285

Assessments

Assmt category	Qty	Amount
Commerc Land	1.46	153,300
Commerc Building	3.00	789,380
Commerc Outbldg	1.00	16,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Apr-1979
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 1,369,686

Summary

Total assessments	958,780
Total exemptions	
Net assessment	958,780

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.460	150,000	219,000			219,000	153,300
Comm Primary		63,598						

1.460 acres Total land value 219,000 153,300

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	100.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	56.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B			
Garage	99	None			
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1989	Eff Year Built:
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Commercial Valuation Summary

Main Area: 2,501 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	100.00	2,501	29.91	74,800
1st Floor	53	Office Building	100.00	2,501	151.32	378,450
2nd Floor	53	Office Building	56.00	1,401	104.36	146,210
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	599,460
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Grade	B	Factor	1.2600	755,320
CDU		C&D Factor	1.00	755,320
Depreciation		30 %		528,724

Computed cost value @ 70%	370,107
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	2.30		C	46,000	50	23,000

Value at 70%	16,100	Value at 100%	23,000
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