

Property at 00300 COUNTRY CLUB ROAD

Prop ID 1940300

Printed 06-Feb-2024 9:17 AM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 018 Clerk map:
Lot: 1940300 Neigh.: Zone: NB Vol: 712 Page: 217

Assessments

Assmt category	Qty	Amount
Commerc Land	.76	79,490
Commerc Building	1.00	296,712

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Aug-2017
Sale price: 560,000
Sale valid:

Values

Mkt value :
Cost value: 537,431

Summary

Total assessments	376,202
Total exemptions	
Net assessment	376,202

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9597
Mkt/sale :
Assmt/sale: .6718

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.757	150,000	113,550			113,550	79,485
Comm Primary		32,975						

.757 acres Total land value 113,550 79,485

Commercial Valuation Summary

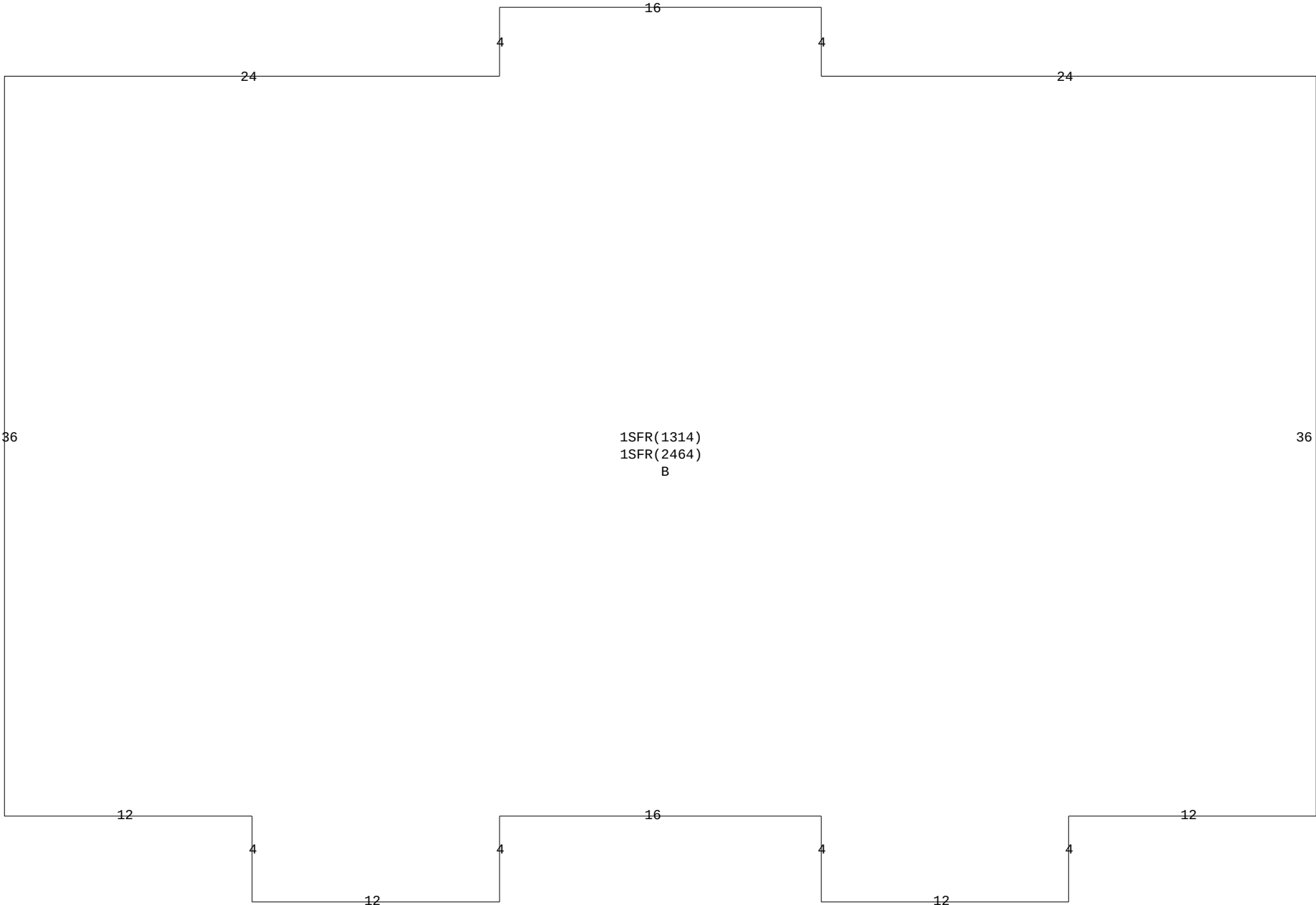
Main Area: 2,464 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	100.00	2,464	29.91	73,700
1st Floor	34	Retail	100.00	2,464	84.38	207,910
2nd Floor	53	Office Building	54.00	1,331	104.36	138,900
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
Sub-Total					420,510
Grade	B	Factor	1.2600		529,840
CDU		C&D Factor	1.00		529,840
Depreciation			20 %		423,872
Computed cost value @ 70%					296,710

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	91 Unfin Basement	100.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	54.00
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	Other Features		
Garage			Size		
Basement	01	Full	Qty		
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 1987 Eff Year Built:		



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