

Property at 00076 LAWRENCE AVENUE

Prop ID 3000076

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## Administrative Information

Owner name: BRIGHENTI MICHAEL D  
 Second name:  
 Address: 76 LAWRENCE AVENUE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 007 Clerk map: 06 063  
 Lot: 3000076 Neigh.: Zone: R15 Vol: 551 Page: 1086

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .34  | 94,500  |
| Resident Dwelling | 1.00 | 268,550 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 20-Nov-2006  
 Sale price: 157,500  
 Sale valid: N

## Values

| Assmt category  | Qty | Amount | Mkt value | Cost value |
|-----------------|-----|--------|-----------|------------|
| Resident Excess | .11 | 580    |           | 519,471    |

## Summary

| Category          | Amount  |
|-------------------|---------|
| Total assessments | 363,630 |
| Total exemptions  |         |
| Net assessment    | 363,630 |

## Utilities

| Utility | Well         |
|---------|--------------|
| Water   |              |
| Sewer   | Public sewer |
| Gas     | None         |

## Sales ratios

| Category   | Ratio  |
|------------|--------|
| Cost/sale  | 3.2982 |
| Mkt/sale   |        |
| Assmt/sale | 2.3088 |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .340       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 14,810     |         |         |      |      |         |           |
| RES          | 12  | .110       | 7,500   | 825     |      |      | 825     | 578       |
| Residual     |     | 4,792      |         |         |      |      |         |           |

.450 acres Total land value 135,825 95,078

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 20   | Modern Cape      |                  |       |
| Exterior Walls          | 04   | Vinyl Siding     |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 1.5 |       |
| Roof Type               | 01   | Gable            |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 6     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 2     |
| Floors                  | 07   | Hardwood/Carpet  | Bedrooms         | 3     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 07   | Propane Gas      | Family Rooms     |       |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 37   | B-               | Full Baths       | 2     |
| Garage                  | 22   | Attached 2 car   | Half Baths       | 1     |
| Area Over Gar.          | 07   | Attic            | Masonry trim sf  |       |
| Basement                | 01   | Full             | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 01   | Unfinished       | Addn'l fixtures  | 1     |
| Air Condition           | 01   | Central Air      | Rec Room Size    |       |
| Interior Cond           | 05   | Good             | Living area      | 2,274 |
| Exterior Cond           | 05   | Good             | Whirlpools       |       |
|                         |      |                  | # Living Units   | 1     |
|                         |      |                  | M/F stacks       | 1     |
|                         |      |                  | W/B stacks       |       |
|                         |      |                  | W/B openings     |       |
| Actual Year Built: 2013 |      |                  |                  |       |

## Building Valuation Summary

| Category       | Value | Area               |
|----------------|-------|--------------------|
| Dwelling       | Frame | 1 1/2 story w/bsmt |
| Basement       | Full  |                    |
| Heating        | Yes   | A/C Yes            |
| Plumbing       | 2 F/B | 1 H/B 1 Add'l fix. |
| Attic          | None  | Wh/p               |
| Additions      |       | Saunas             |
| Other Features |       | Attic size:        |
|                |       | 55,429             |
|                |       | 3,000              |

| Category     | Value                     |
|--------------|---------------------------|
| Sub-Total    | 385,759                   |
| Grade        | B-                        |
| CDU          | Factor 1.1700             |
| Depreciation | C&D Factor 1.00           |
|              | 15 %                      |
|              | Computed cost value @ 70% |
|              | 268,546                   |

## Building additions

| Category | Type                   | Area                      | Value |
|----------|------------------------|---------------------------|-------|
| G        | Garages                | FRL Attached frame GT 65  | 750   |
| L        | Living Area            | UATT Unfinished attic     | 580   |
| L        | Living Area            | FRFF Frame first floor    | 45    |
| L        | Living Area            | AIR Air conditioning      | 45    |
| P        | Porches, Patios, Decks | BPAT Brick/flagstone pati | 280   |

Total additions 55,429

