

Property at 00225 LOVELY STREET

Prop ID 3060225

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Administrative Information

Owner name: BRIGHENTI SILVIO FAMILY LLC
Second name:
Address: P O BOX 606
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 3060225 Neigh.: Zone: R30/40 Vol: 314 Page: 822

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jun-1976
Resident Land	.69	87,500				Sale price: 152,000
Resident Dwelling	1.00	157,780				Sale valid:
					Values	
Resident Excess	2.88	15,120				Mkt value : Cost value: 372,000
Summary			Utilities		Sales ratios	
Total assessments	260,400		Water	Connecticut	Cost/sale :	2.4474
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	260,400		Gas	None	Assmt/sale:	1.7132

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	2.880	7,500	21,600			21,600	15,120
Residual		125,453						
3.570 acres				Total land value			146,600	102,620

Building Valuation Summary

						Area	
Dwelling	Masonry	1 1/2 story w/bsmt				860	212,900
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							92,936
Other Features		WB Stks					6,750
Sub-Total							321,086
Grade	C+		Factor 1.0800				346,773
CDU			C&D Factor 1.00				346,773
Depreciation			35 %				225,402
Computed cost value @ 70%							157,781

Building additions

Category	Type	Area	Value
L Living Area	FATT Full finished attic	120	4,334
G Garages	FR Attached frame LE 65	240	12,077
L Living Area	FRUH Frame upper half	260	13,295
G Garages	FR Attached frame LE 65	260	12,857
P Porches, Patios, Decks	MOFF Masonry open first f	112	7,643
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	MAFF Masonry first floor	285	33,822
L Living Area	BSMT Basement addition	285	5,252

Total additions 92,936

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

