

Property at 00259 LOVELY STREET

Prop ID 3060259

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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 0606

Location Information

Map: 011 Clerk map: 05 148
Lot: 3060259 Neigh.: Zone: R30 Vol: 678 Page: 117

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Sep-2014
Resident Land	.69	87,500				Sale price: 165,000
Resident Dwelling	1.00	105,360				Sale valid:
					Values	
Resident Excess	.22	1,140				Mkt value : Cost value: 277,143
Summary			Utilities		Sales ratios	
Total assessments		194,000	Water	Well		Cost/sale : 1.6797
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		194,000	Gas	None		Assmt/sale: 1.1758

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	.217	7,500	1,628			1,628	1,140
Residual		9,453						
				.907 acres	Total land value		126,628	88,640

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	30	C	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	1,248	210,730
Basement	Full with walk						
Heating	Yes	A/C		No			
Plumbing	1 F/B	1 H/B	Add'l fix.		Wh/p	Saunas	3,500
Attic	None		Attic size:				
Additions							3,073
Other Features	WB Stks			Bsmt Gar			14,250
Sub-Total							231,553
Grade	C	Factor 1.0000					231,553
CDU		C&D	Factor 1.00				231,553
Depreciation				35 %			150,509
Computed cost value @ 70%							105,356

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	116	3,073
Total additions			3,073

