

Property at 00024 MOUNTAIN VIEW AVENUE

Prop ID 3250024

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Administrative Information

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

Location Information

Map: 008 Clerk map:
Lot: 3250024 Neigh.: Zone: R15 Vol: 517 Page: 1008

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Mar-2005
Resident Land	.25	87,500				Sale price: 240,000
Resident Dwelling	1.00	135,890				Sale valid: Y
						Values
						Mkt value :
						Cost value: 319,129
Summary			Utilities		Sales ratios	
Total assessments	223,390		Water	Connecticut	Cost/sale :	1.3297
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	223,390		Gas	None	Assmt/sale:	.9308

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.250	125,000	125,000			125,000	87,500
Primary Site		10,890						
				.250 acres	Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	03	Steam	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1940	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				720	209,610
Basement	Full						
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							35,404
Other Features		WB Stks					6,750
Sub-Total							255,264
Grade	B-	Factor 1.1700					298,659
CDU		C&D Factor 1.00					298,659
Depreciation		35 %					194,128
Computed cost value @ 70%							135,890

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	240	12,077
L Living Area	UATT Unfinished attic	100	1,751
P Porches, Patios, Decks	F0FF Frame open first flo	16	975
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
Total additions			35,404

