

Property at 00025 MOUNTAIN VIEW AVENUE

Prop ID 3250025

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Administrative Information

Owner name: BRIGHENTI LOIS J
 Second name:
 Address: P O BOX 123
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3250025 Neigh.: Zone: R15 Vol: 319 Page: 1062

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Jun-1996
Resident Land	.34	87,500				Sale price: 145,000
Resident Dwelling	1.00	132,160				Sale valid:
Resident Outbldg	2.00	14,770				Values
Resident Excess	.20	1,050				Mkt value :
						Cost value: 336,400
Summary			Utilities		Sales ratios	
Total assessments		235,480	Water	Connecticut	Cost/sale :	2.3200
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		235,480	Gas	None	Assmt/sale:	1.6240

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.200	7,500	1,500			1,500	1,050
Residual		8,712						
		.540 acres		Total land value			126,500	88,550

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	33	Detached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1920	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				960	223,640
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							37,741
Other Features	Mason Trim						4,065
Sub-Total							268,946
Grade	C+		Factor 1.0800				290,462
CDU			C&D Factor 1.00				290,462
Depreciation			35 %				188,800
Computed cost value @ 70%							132,160

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FOFF	Frame open first flo	192	11,698
L Living Area	FRFF	Frame first floor	21	2,404
P Porches, Patios, Decks	FOFF	Frame open first flo	388	23,639
Total additions				37,741

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	30	20	600	55.95		C	33,570	50	16,800
Block Detach Garage									
RS1 Frame	16	18	288	30.00		C	8,640	50	4,300
Utility Shed									
Value at 70%		14,770	Value at 100%		21,100				

