

Property at 00048 MOUNTAIN VIEW AVENUE

Prop ID 3250048

Printed 06-Feb-2024 5:40 PM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 008 Clerk map:
Lot: 3250048 Neigh.: Zone: R15 Vol: 113 Page: 0914

Assessments

Assmt category	Qty	Amount
Resident Land	.25	87,500
Resident Dwelling	1.00	106,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Aug-1979
Sale price: 50,000
Sale valid:

Values

Mkt value :
Cost value: 277,457

Summary

Total assessments	194,220
Total exemptions	
Net assessment	194,220

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.5491
Mkt/sale :
Assmt/sale: 3.8844

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	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	99	None	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	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1918	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	572	180,710
Basement	Full			
Heating	Yes	A/C Yes		5,240
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	4,000
Attic	None	Attic size:		
Additions				44,588
Other Features				

Sub-Total		234,538
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	234,538
Depreciation	35 %	152,450
	Computed cost value @ 70%	106,715

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	308	35,260
P Porches, Patios, Decks	FEFF Frame enclosed first	88	8,392
L Living Area	AIR Air conditioning	308	936

Total additions 44,588

