

Property at 00012 OLD FARMS ROAD

Prop ID 3360012

Printed 07-Feb-2024 10:04 AM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 008 Clerk map:
Lot: 3360012 Neigh.: Zone: Vol: 652 Page: 1211

Assessments

Assmt category	Qty	Amount
Commerc Land	.50	70,000
Commerc Building	1.00	92,054
Vacant Commerc	1.22	6,410
Commerc Outbldg	1.00	3,020

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Apr-1977
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 244,977

Summary

Total assessments	171,484
Total exemptions	
Net assessment	171,484

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.500	200,000	100,000			100,000	70,000
Comm Primary		21,780						
RES	52	1.220	7,500	9,150			9,150	6,405
Residual		53,143						

1.720 acres Total land value 109,150 76,405

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	82	M/U and Indust 0	Basement	91 Unfin Basement	98.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	82 M/U and Indust 0	100.00
Roof Type	01	Gable			
Foundation	02	Block	2nd Floor	82 M/U and Indust 0	98.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features	Size	Qty
Garage			CP6 Canopy-Average	175	
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond					
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1910 Eff Year Built:

Commercial Valuation Summary

Main Area: 832 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	98.00	815	29.91	24,380
1st Floor	82	M/U and Indust 0	100.00	832	118.52	98,610
2nd Floor	82	M/U and Indust 0	98.00	815	94.82	77,280
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP6 Canopy-Average	175	15.25			2,670

Sub-Total 202,940

Grade	C+	Factor 1.0800	219,180
CDU		C&D Factor 1.00	219,180
Depreciation		40 %	131,508

Computed cost value @ 70% 92,056

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	18	24	432	20.00	1950	C	8,640	50	4,320
Utility Shed									

Value at 70% 3,024 Value at 100% 4,320

