

Property at 00014 OLD FARMS ROAD

Prop ID 3360014

Printed 07-Feb-2024 10:04 AM 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: 3360014 Neigh.: Zone: Vol: 653 Page: 1121

Assessments

Assmt category	Qty	Amount
Resident Land	.13	52,500
Resident Dwelling	1.00	93,110

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Jan-2013
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 208,014

Summary

Total assessments	145,610
Total exemptions	
Net assessment	145,610

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
PRIM	11	.130	100,000	100,000		.25	75,000	52,500
Primary Site		5,663						

.130 acres	Total land value	75,000	52,500
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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	03	Field Stone	Total Rooms
Interior Walls	02	Drywall	Bedrooms
Floors	05	W/W over sub-flo	Family Rooms
Heating System	01	Hot Water	Full Baths
Fuel	01	Oil	Half Baths
Attic	99	None	Addn'l fixtures
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: 1910

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	660	172,560
Basement	Full			
Heating	Yes	A/C Yes		5,000
Plumbing	F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				7,000
Other Features				20,075

Sub-Total		204,635
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	204,635
Depreciation	35 %	133,013
	Computed cost value @ 70%	93,109

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	FEFF Frame enclosed first	72	6,866
L Living Area	BSMT Basement addition	72	1,327
P Porches, Patios, Decks	FOFF Frame open first flo	114	6,946

Total additions	20,075
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