

Property at 00018 OLD FARMS ROAD

20

Prop ID 3360018

Printed 07-Feb-2024 10:05 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: 3360018 Neigh.: Zone: CS Vol: 652 Page: 1213

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Apr-2004
Resident Land	.36	52,500				Sale price: 180,000
Resident Outbldg	2.00	3,850				Sale valid:

Values

Mkt value :
Cost value: 80,500

Summary

Utilities

Sales ratios

Total assessments	56,350	Water	Connecticut	Cost/sale :	.4472
Total exemptions		Sewer	Septic	Mkt/sale : <td></td>	
Net assessment	56,350	Gas	None	Assmt/sale:	.3131

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.360	100,000	100,000		.25	75,000	52,500
Primary Site		15,682						

.360 acres Total land value 75,000 52,500

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con Block Detach Garage	22	24	528	55.95		C	29,542	90	3,000
RG1 Frame or Con Block Detach Garage			900	55.95		C	50,355	95	2,500

Value at 70% 3,850

Value at 100% 5,500

No sketch for this property

TWO FAMILY HOUSE
PROB CERT V 471 P 1206 7-25-03 (CONSERVATOR)

PROB CERT V 493 P 592 3-17-04 EST OF GEORGE R DREZEK AND
LOUIS DREZEK AND DONNA DREZEK WHITMIRE