

Property at 00019 OLD FARMS ROAD

Prop ID 3360019

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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: 3360019 Neigh.: Zone: CS Vol: 274 Page: 913

Assessments

Assmt category	Qty	Amount
Resident Land	.06	52,500
Resident Dwelling	1.00	93,820

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 13-May-1964
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 209,029

Summary

Total assessments	146,320
Total exemptions	
Net assessment	146,320

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	.060	100,000	100,000		.25	75,000	52,500
Primary Site		2,614						

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

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		600	186,180
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					16,508
Other Features					

Sub-Total				206,188
Grade	C	Factor 1.0000		206,188
CDU		C&D Factor 1.00		206,188
Depreciation		35 %		134,022
		Computed cost value @ 70%		93,815

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	FRUF Frame upper full	63	5,275
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021

Total additions 16,508

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	03	Field Stone	Total Rooms 4
Interior Walls	02	Drywall	Garage cars
Floors	05	W/W over sub-flo	Bedrooms 2
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Dormer linear f
Attic	99	None	Full Baths 1
Grade	30	C	Masonry trim sf
Garage	99	None	Half Baths 1
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addn'l fixtures
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	99	None	Whirlpools
Interior Cond	04	Average	Living area 1,326
Exterior Cond	04	Average	# Living Units

Actual Year Built: 1910

