

Property at 00038 PINE HILL ROAD

1

Prop ID 3560038

Printed 07-Feb-2024 11:46 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: 020 Clerk map: 22 003
 Lot: 3560038 Neigh.: Zone: RU2A Vol: 468 Page: 426

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	94,500
Resident Dwelling	1.00	130,230

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jun-2003
 Sale price: 280,000
 Sale valid: N

Values

Mkt value :
 Cost value: 324,600

Summary

Total assessments	227,220	
Total exemptions		
Net assessment	227,220	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1593
 Mkt/sale :
 Assmt/sale: .8115

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000			135,000	94,500
Primary Site		87,120						
RES	12	.475	7,500	3,563			3,563	2,494
Residual		20,691						

2.475 acres

Total land value

138,563

96,994

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	856	159,140
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				94,126
Other Features	WB Stks			6,750

Sub-Total		265,016
Grade	C+	Factor 1.0800 286,217
CDU	C&D Factor 1.00	286,217
Depreciation	35 %	186,041
	Computed cost value @ 70%	130,229

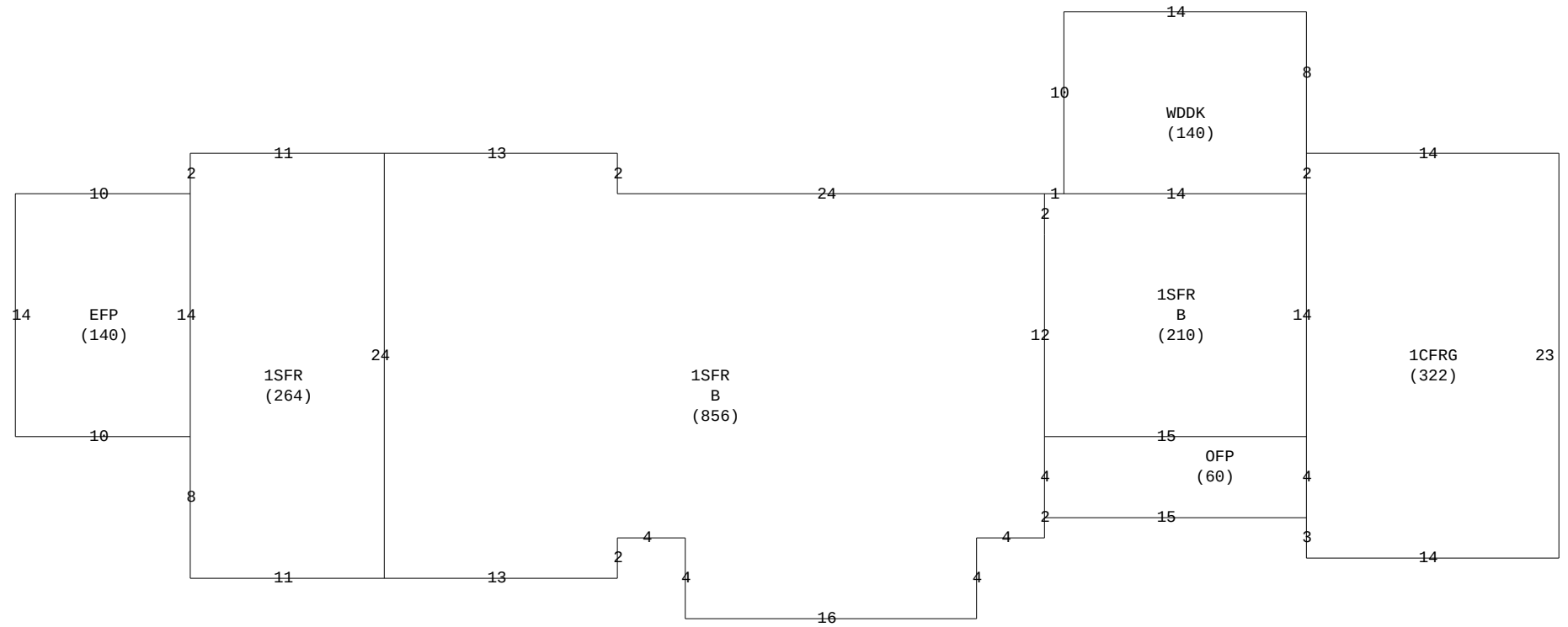
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
L Living Area	FRFF Frame first floor	264	30,223
P Porches, Patios, Decks	DECK Wood deck	140	3,709
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	BSMT Basement addition	210	3,870
G Garages	FR Attached frame LE 65	322	15,276

Total additions 94,126

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	03	Field Stone	Total Rooms 6 Garage cars 1
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 1,330
Garage	21	Attached 1 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	99	None	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	Actual Year Built: 1920



PROP SPLIT ORIG 7.6 ACS NOW 4.621 ACS. 40 PINE HILL ROAD CLERK 22/3MAP