

Property at 00121 PINE HILL ROAD

Prop ID 3560121

Printed 07-Feb-2024 11:49 AM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 026 Clerk map:
Lot: 3560121 Neigh.: Zone: RU2A Vol: 550 Page: 499

Assessments

Assmt category	Qty	Amount
Resident Land	.64	157,500
Resident Dwelling	1.00	110,430

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Oct-2006
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 382,757

Summary

Total assessments	267,930
Total exemptions	
Net assessment	267,930

Utilities

Water	Well
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	.642	300,000	300,000		.25	225,000	157,500
Primary Site		27,966						

.642 acres Total land value 225,000 157,500

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		656	132,830
Basement	Full				
Heating	Yes	A/C Yes			3,850
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 3,500
Attic	None		Attic size:		
Additions					77,801
Other Features		WB Stks			6,750

Sub-Total					224,731
Grade	C+	Factor 1.0800			242,709
CDU		C&D Factor 1.00			242,709
Depreciation		35 %			157,761
		Computed cost value @ 70%			110,433

Building additions

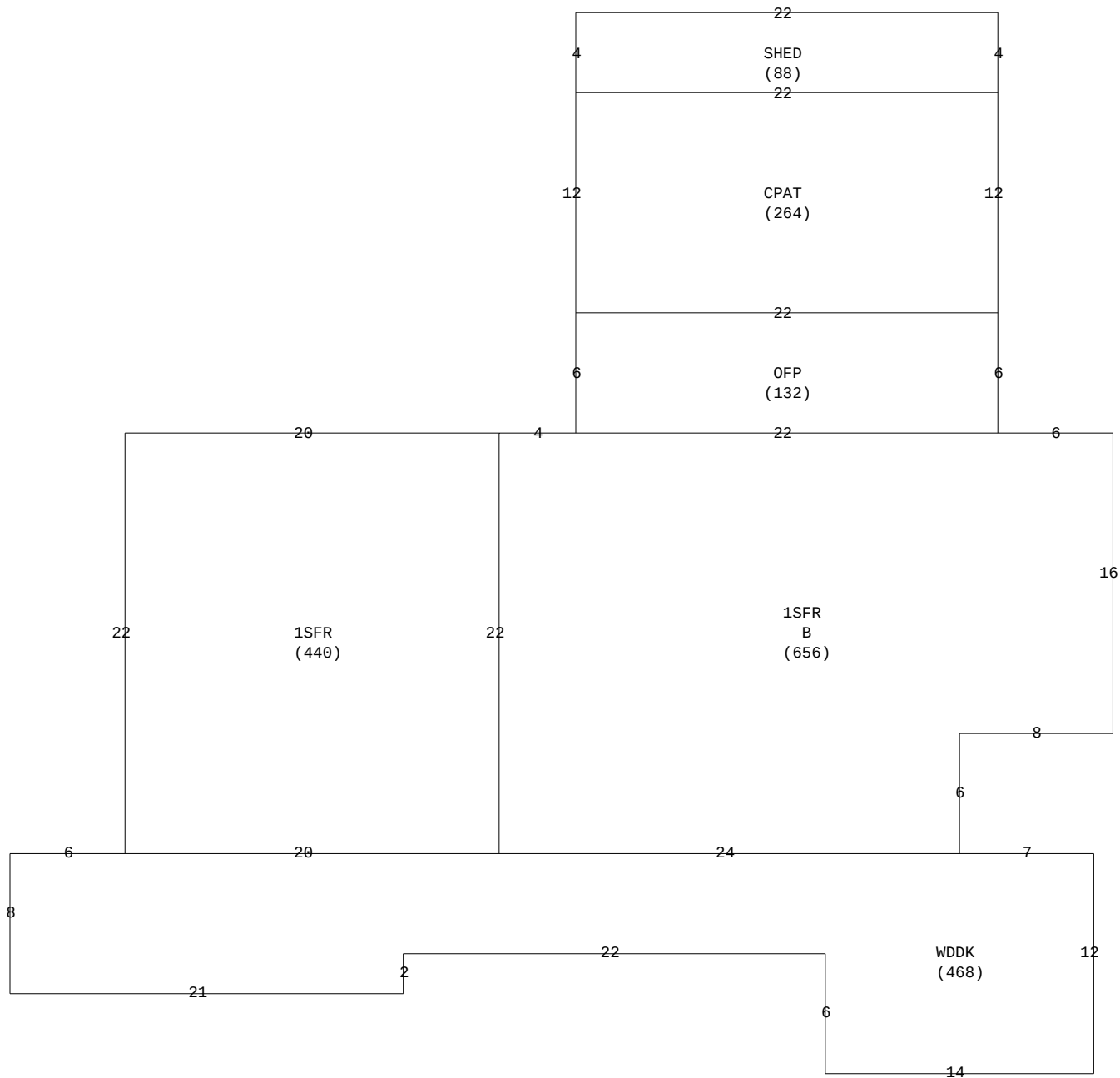
Category	Type	Area	Value
L Living Area	FRFF Frame first floor	440	50,372
P Porches, Patios, Decks	DECK Wood deck	468	12,397
P Porches, Patios, Decks	F0FF Frame open first flo	132	8,042
G Garages	CRPT Open carport	264	4,476
P Porches, Patios, Decks	UTIL Utility building	88	2,514

Total additions 77,801

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	01	Poured Concrete	Total Rooms 4
Interior Walls	01	Plaster	Garage cars 1
Floors	01	Hardwood	Unfinished area 1
Heating System	02	Forced Hot Air	Dormer linear f 1
Fuel	01	Oil	Masonry trim sf 1
Attic	99	None	Finish bsmt sz 1
Grade	33	C+	Addn'l fixtures Rec Room Size
Garage	99	None	Whirlpools Living area 1,096
Area Over Gar.	99	None	Saunas # Living Units
Basement	01	Full	M/F stacks
Bsmt Fin Qual	01	Unfinished	W/B stacks 1
Air Condition	01	Central Air	W/B openings 1
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1940

Scale: 1" = 8.45 feet



SALE 10-19-06 V 550 P 499 \$322,500 INCLUDES 115 PINE HILL ROAD
MAP ON FILE 12/06 ACREAGE IS .642 (OLD WAS .77 ACS.)