

Property at 00027 RICHARD STREET

Prop ID 3710027

Printed 07-Feb-2024 12:24 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRIGHENTI GARY R
Second name:
Address: 27 RICHARD STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 3710027 Neigh.: Zone: R30 Vol: 766 Page: 435

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	179,830
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jun-1958
Sale price:
Sale valid:

Values

Resident Excess	.34	1,790	Mkt value :	
			Cost value:	395,857

Summary

Total assessments	277,100
Total exemptions	
Net assessment	277,100

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	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.340	7,500	2,550			2,550	1,785
Residual		14,810						

1.030 acres

Total land value

137,550

96,285

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 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf 280
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	99	None	Living area 2,099
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1961

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		2,099	322,720
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				24,250
Other Features	Mason Trim WB Stks			13,993

Sub-Total				365,963
Grade	C+	Factor 1.0800		395,240
CDU		C&D Factor 1.00		395,240
Depreciation		35 %		256,906
		Computed cost value @ 70%		179,834

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250

Total additions 24,250

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									

Value at 70%

980

Value at 100%

1,400

