

Property at 00101 SIMSBURY ROAD

Prop ID 3970101

Printed 07-Feb-2024 2:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRIGHENTI SILVIO
Second name: FAMILY LLC
Address: P O BOX 606
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 3970101 Neigh.: Zone: OP Vol: 405 Page: 433

Assessments

Assmt category	Qty	Amount
Commerc Land	1.20	210,000
Commerc Building	1.00	601,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Jun-2001
Sale price: 250,000
Sale valid:

Values

Mkt value :
Cost value: 1,159,000

Summary

Total assessments	811,300
Total exemptions	
Net assessment	811,300

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.6360
Mkt/sale :
Assmt/sale: 3.2452

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.200	125,000	150,000		125,000	87,500
Comm Primary		52,272					

1.200 acres Total land value 125,000 87,500

Commercial Valuation Summary

Main Area: 3,204 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	51	Bank	100.00	3,204	151.32	484,830
2nd Floor	51	Bank	28.00	897	121.05	108,580
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
BC1	Bank Canopy	416	27.30			11,360
BE1	Bank Drive-Thru			1	11,000	11,000
Sub-Total						615,770
Grade	A	Factor	1.5500			954,440
CDU		C&D Factor	1.00			954,440
Depreciation			10 %			858,996
Computed cost value @ 70%						601,297

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	51	Bank		Basement	
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	51 Bank	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	51 Bank	28.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	50	A	Other Features		Size
Garage	99	None	BC1	Bank Canopy	416
Basement	04	Slab	BE1	Bank Drive-Thru	1
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU			Year Built: 2003		Eff Year Built:

