

Property at 00012 SPRINGBROOK DRIVE

Prop ID 4020012

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Administrative Information

Owner name: WITKOWSKI LOUIS W AND
 Second name: FRANCES M
 Address: 12 SPRINGBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4020012 Neigh.: Zone: R30 Vol: 069 Page: 0422

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:
Resident Land	.92	94,500	AAA Veteran	1,000	Sale price:
Resident Dwelling	1.00	179,030	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	13,160	DAC Veteran	10,000	Values
Resident Excess	.01	50			Mkt value :
					Cost value: 409,629

Summary

Utilities

Sales ratios

Total assessments	286,740	Water	Connecticut	Cost/sale :
Total exemptions	11,500	Sewer	Septic	Mkt/sale :
Net assessment	275,240	Gas	None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site	40,075						
RES	12	.010	7,500	75		75	53
Residual	436						
		.930 acres	Total land value	135,075		94,553	

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	03	Aluminum Siding	
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 1
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	12	Basement 2 car	Masonry trim sf 376
Area Over Gar.	01	Fully Finished	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 2,128
			# Living Units
			Actual Year Built: 1979

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	326,530
Basement	Full		2,128	
Heating	Yes	A/C Yes		9,320
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:	Saunas	
Additions				2,850
Other Features	Mason Trim WB Stks		Bsmt Gar	20,619
Sub-Total				364,319
Grade	C+	Factor 1.0800		393,465
CDU		C&D Factor 1.00		393,465
Depreciation		35 %		255,752
		Computed cost value @ 70%		179,026

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	220	1,875
P Porches, Patios, Decks	FOFF Frame open first flo	16	975

Total additions 2,850

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	28	672	55.95		C	37,598	50	18,800
Block Detach Garage									
Value at 70%	13,160						Value at 100%		18,800

