

Property at 00013 SPRINGBROOK DRIVE

Prop ID 4020013

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Administrative Information

Owner name: DENEEN JANET TRUSTEE OF
 Second name: FLORENCE WENDELL FAM TRUST
 Address: 13 SPRINGBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4020013 Neigh.: Zone: R30 Vol: 756 Page: 818

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	194,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jan-1980
 Sale price: 93,000
 Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.38	2,000			416,114

Summary

Total assessments	291,280
Total exemptions	
Net assessment	291,280

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :	4.4743
Mkt/sale :	
Assmt/sale:	3.1320

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	.380	7,500	2,850			2,850	1,995
Residual		16,553						

1.300 acres

Total land value

137,850

96,495

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	267,030
Basement	Full		1,014	
Heating	Yes	A/C Yes		7,680
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				101,408
Other Features	WB Stks		Bsmt Gar	11,750

Sub-Total	396,368
Grade C+	Factor 1.0800
CDU	C&D Factor 1.00
Depreciation	35 %
	Computed cost value @ 70%
	194,775

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	286	32,742
L Living Area	BSMT Basement addition	286	5,270
L Living Area	OVER Frame Overhang	39	3,572
P Porches, Patios, Decks	FEFF Frame enclosed first	238	22,696
L Living Area	FRFF Frame first floor	294	33,657
P Porches, Patios, Decks	DECK Wood deck	60	1,589
L Living Area	AIR Air conditioning	286	869
L Living Area	AIR Air conditioning	294	894
L Living Area	AIR Air conditioning	39	119

Total additions 101,408

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 2,647
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1967

