

Property at 00020 SPRINGBROOK DRIVE

Prop ID 4020020

Printed 07-Feb-2024 2:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MONAHAN CHRISTINE A & KEVIN
 Second name:
 Address: 20 SPRINGBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4020020 Neigh.: Zone: R30 Vol: 720 Page: 1231

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Jul-2018	
Resident Land	.92	94,500			Sale price: 510,000	
Resident Dwelling	1.00	269,710			Sale valid:	
Resident Outbldg	1.00	1,400			Values	
					Mkt value :	
Resident Excess	.14	740			Cost value: 523,357	
Summary			Utilities		Sales ratios	
Total assessments		366,350	Water	Connecticut	Cost/sale : 1.0262	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		366,350	Gas	CNG	Assmt/sale: .7183	

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	.140	7,500	1,050		1,050	735
Residual		6,098					
1.060 acres		Total land value		136,050		95,235	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,300	322,880
Basement	Full				
Heating	Yes	A/C Yes			9,250
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	11,500
Attic	None	Attic size:			
Additions					191,726
Other Features		WB Stks			13,500
Sub-Total					548,856
Grade	C+	Factor 1.0800			592,764
CDU		C&D Factor 1.00			592,764
Depreciation		35 %			385,297
		Computed cost value @ 70%			269,708

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	440	50,372
P Porches, Patios, Decks	DECK Wood deck	246	6,517
G Garages	FRL Attached frame GT 65	880	39,426
L Living Area	FRFF Frame first floor	468	53,577
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	AIR Air conditioning	440	1,338
L Living Area	AIR Air conditioning	468	1,423
L Living Area	AIR Air conditioning	34	103
P Porches, Patios, Decks	FOFF Frame open first flo	328	19,984
P Porches, Patios, Decks	DECK Wood deck	70	1,854
P Porches, Patios, Decks	UTIL Utility building	286	8,169
Total additions			191,726

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	17	136	30.00	1998	C	4,080	50	2,000
Utility Shed									
Value at 70%			1,400				Value at 100%		2,000

