

Property at 00023 SPRINGBROOK DRIVE

Prop ID 4020023

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

Administrative Information

Owner name: VENDETTI MARC & JENNIFER
 Second name:
 Address: 23 SPRINGBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4020023 Neigh.: Zone: R30 Vol: 593 Page: 209

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Jul-2009
Resident Land	.92	94,500				Sale price: 347,500
Resident Dwelling	1.00	164,270				Sale valid:
Resident Outbldg	1.00	1,540				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 372,029
Summary			Utilities		Sales ratios	
Total assessments	260,420		Water	Connecticut	Cost/sale :	1.0706
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	260,420		Gas	CNG	Assmt/sale:	.7494

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	.020	7,500	150			150	105
Residual	871							
		.940 acres	Total land value				135,150	94,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				834	231,870
Basement	Full						
Heating	Yes	A/C Yes					6,690
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							70,572
Other Features		WB Stks	RR				16,659
Sub-Total							334,291
Grade	C+		Factor 1.0800				361,034
CDU			C&D Factor 1.00				361,034
Depreciation			35 %				234,672
Computed cost value @ 70%							164,270

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	344	9,113
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	BSMT Basement addition	256	4,718
G Garages	FR Attached frame LE 65	420	19,100
L Living Area	FRUF Frame upper full	50	4,187
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	256	778
L Living Area	AIR Air conditioning	50	152
L Living Area	AIR Air conditioning	34	103
Total additions			70,572

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00	1996	C	4,320	50	2,200
Utility Shed									
Value at 70%		1,540	Value at 100%		2,200				

