

Property at 00028 SPRINGBROOK DRIVE

Prop ID 4020028

Printed 07-Feb-2024 2:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FREEMAN BRIAN R AND
Second name: CHARLOTTE C
Address: 28 SPRINGBROOK DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
Lot: 4020028 Neigh.: Zone: R30 Vol: 665 Page: 842

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	191,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Sep-1969
Sale price: 43,000
Sale valid:

Values

Resident Excess		
.68	3,570	

Mkt value :
Cost value: 413,414

Summary

Total assessments	
289,390	
Total exemptions	
Net assessment	289,390

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 9.6143
Mkt/sale :
Assmt/sale: 6.7300

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	.680	7,500	5,100		5,100	3,570
Residual		29,621					

1.600 acres Total land value 140,100 98,070

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	241,640
Basement	Full with walk		884	
Heating	Yes	A/C Yes		6,960
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas 9,000
Attic	None		Attic size:	
Additions				103,197
Other Features	WB Stks	RR		28,537

Sub-Total		389,334
Grade	C+	Factor 1.0800 420,481
CDU		C&D Factor 1.00 420,481
Depreciation		35 % 273,313
		Computed cost value @ 70% 191,319

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	676	30,286
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	BSMT Basement addition	416	7,666
L Living Area	AIR Air conditioning	416	1,265
P Porches, Patios, Decks	DECK Wood deck	496	13,139
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103

Total additions 103,197

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 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	Addn'l fixtures 1 Rec Room Size 600
Grade	33	C+	Whirlpools Living area 2,218
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1966

