

Property at 00036 WATERVILLE ROAD

Prop ID 4500036

Printed 07-Feb-2024 5:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRIGHENTI ENTERPRISES LLC
Second name:
Address: 124 SIMSBURY ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 4500036 Neigh.: Zone: CPA Vol: 392 Page: 285

Assessments

Assmt category	Qty	Amount
Resident Land	1.54	87,500
Resident Dwelling	1.00	140,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Oct-2000
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 326,300

Summary

Total assessments	228,410
Total exemptions	
Net assessment	228,410

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.540	125,000	125,000			125,000	87,500
Primary Site		67,082						

1.540 acres

Total land value

125,000

87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	Garage cars 1
Interior Walls	02	Drywall	Bedrooms	Unfinished area
Floors		Unknown	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths 2	Masonry trim sf
Fuel		Unknown	Half Baths	Finish bsmt sz
Attic		Unknown	Addn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 1,602
Garage	21	Attached 1 car	Saunas	# Living Units 2
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks 1	
Bsmt Fin Qual	01	Unfinished	W/B openings 1	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Masonry	1 1/2 story w/bsmt	Area 936	226,230
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	Unknown	Attic size:		
Additions				48,772
Other Features		WB Stks		6,750

Sub-Total			286,752
Grade	C+	Factor 1.0800	309,692
CDU		C&D Factor 1.00	309,692
Depreciation		35 %	201,300
		Computed cost value @ 70%	140,910

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	BSMT Basement addition	198	3,649
G Garages	FR Attached frame LE 65	506	22,456

Total additions 48,772

