

Property at 00060 QUAIL RIDGE DRIVE

Prop ID 4990060

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Administrative Information

Owner name: BRIGHENTI JEFFREY P &
 Second name: LOIS J
 Address: P O BOX 123
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4990060 Neigh.: Zone: R30/40 Vol: 405 Page: 661

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	704,750
Resident Outbldg	1.00	23,520

Exemptions

Exempt Cat	Amount
Water	Connecticut
Sewer	Public sewer
Gas	CNG

Last sale

Sale date:
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 1,263,786

Summary

Summary	Amount
Total assessments	884,650
Total exemptions	
Net assessment	884,650

Utilities

Utilities	Amount
Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

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

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site		40,075					
RES	12	3.120	7,500	23,400		23,400	16,380
Residual		135,907					
4.040 acres				Total land value		223,400	156,380

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	04	Radiant	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	53	A+	
Garage	23	Attached 3 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Building Valuation Summary

		Area	Value
Dwelling	Frame 1 1/2 story w/bsmt	1,899	383,540
Basement	Full with walk		
Heating	Yes A/C Yes		10,950
Plumbing	4 F/B 2 H/B 5 Add'l fix. 1 Wh/p	Saunas	27,000
Attic	None Attic size:		
Additions			353,517
Other Features	WB Stks RR		38,561
Sub-Total			813,568
Grade	A+	Factor 1.6500	1,342,387
CDU		C&D Factor 1.00	1,342,387
Depreciation		25 %	1,006,790
		Computed cost value @ 70%	704,753

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	880	39,426
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
L Living Area	BSMT Basement addition	644	11,868
L Living Area	FRFF Frame first floor	644	73,726
L Living Area	FRUF Frame upper full	520	43,540
L Living Area	AIR Air conditioning	1,164	3,539
L Living Area	BSMT Basement addition	50	921
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	AIR Air conditioning	50	152
P Porches, Patios, Decks	FOFF Frame open first flo	119	7,250
L Living Area	FRFF Frame first floor	568	65,025
L Living Area	AIR Air conditioning	568	1,727
P Porches, Patios, Decks	FOFF Frame open first flo	153	9,322
P Porches, Patios, Decks	BPAT Brick/flagstone pati	629	14,344
P Porches, Patios, Decks	BPAT Brick/flagstone pati	918	20,934

Total additions 353,517

Outbuilding Information

Description	Wid Len	Area	Rate	Year Cnd	RCN	Depr	Value
RG1 Frame or Con		952	55.95	2008 B	67,113	50	33,600
Block Detach Garage							
Value at 70%	23,520				Value at 100%		33,600

