

Property at 00002 BRIGHTON WAY

Prop ID 5340002

Printed 21-May-2026 9:15 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACKAY TESS &
Second name: PONESSA JOHN J IV
Address: 2 BRIGHTON WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5340002 Neigh.: Zone: R40 Vol: 814 Page: 951

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 14-May-2026	
Resident Land	.92 140,000			Sale price: 1,125,000	
Resident Dwelling	1.00 581,220			Sale valid:	
				Values	
				Mkt value :	
				Cost value: 1,030,314	
Summary		Utilities		Sales ratios	
Total assessments	721,220	Water	Connecticut	Cost/sale :	.9158
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	721,220	Gas	CNG	Assmt/sale:	.6411

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					
		.920 acres		Total land value		200,000	140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,856
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
		Actual Year Built: 2002		

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,998
Basement	Full		459,200
Heating	Yes	A/C Yes	13,100
Plumbing	4 F/B	3 H/B	4 Add'l fix.
Attic	Unfinished	1 Wh/p	Saunas
Additions		Attic size: 1,000	30,000
Other Features	WB Stks	RR	13,875
			108,710
			46,073
Sub-Total			670,958
Grade	A+	Factor 1.6500	1,107,081
CDU		C&D Factor 1.00	1,107,081
Depreciation		25 %	830,311
		Computed cost value @ 70%	581,218

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	816	54,659
L Living Area	AIR Air conditioning	816	2,481
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	BSMT Basement addition	44	811
L Living Area	AIR Air conditioning	44	134
P Porches, Patios, Decks	BPAT Brick/flagstone pati	396	9,030
		Total additions	108,710

