

Property at 00006 BRIGHTON WAY

Prop ID 5340006

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Administrative Information

Owner name: MIRC ESTATES LLC
Second name:
Address: 116 WILDWOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5340006 Neigh.: Zone: R40 Vol: 728 Page: 370

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.18	950
Resident Dwelling	1.00	497,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-May-2019
Sale price: 565,000
Sale valid: 1

Values

Mkt value :
Cost value: 912,600

Summary

Total assessments	638,820
Total exemptions	
Net assessment	638,820

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.6152
Mkt/sale :
Assmt/sale: 1.1307

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	.180	7,500	1,350			1,350	945
Residual	7,841							

1.100 acres

Total land value

201,350

140,945

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,971	453,920
Basement	Full			
Heating	Yes	A/C Yes		12,950
Plumbing	4 F/B	1 H/B	6 Add'l fix.	1 Wh/p Saunas 24,000
Attic	Unfinished		Attic size: 572	9,573
Additions				107,489
Other Features	WB Stks	RR		46,079

Sub-Total			654,011
Grade	A-	Factor 1.4500	948,316
CDU		C&D Factor 1.00	948,316
Depreciation		25 %	711,237
		Computed cost value @ 70%	497,866

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	34,408
G Garages	FSF Full-story fin o/gar	640	42,870
L Living Area	AIR Air conditioning	640	1,946
L Living Area	BSMT Basement addition	104	1,917
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	AIR Air conditioning	104	316
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	DECK Wood deck	264	6,993
P Porches, Patios, Decks	BPAT Brick/flagstone pati	238	5,427

Total additions 107,489

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	1,300
Interior Cond	05	Good	Living area	4,686
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2002	

