

Property at 00007 BRIGHTON WAY

Prop ID 5340007

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Administrative Information

Owner name: GIULIETTI DAVID M & JESSICA L
 Second name:
 Address: 7 BRIGHTON WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5340007 Neigh.: Zone: R40 Vol: 700 Page: 914

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Aug-2016
Resident Land	.92	140,000				Sale price: 1,050,000
Resident Excess	.01	50				Sale valid:
Resident Dwelling	1.00	656,120				Values
Resident Outbldg	2.00	61,740				Mkt value :
						Cost value: 1,225,586
Summary			Utilities		Sales ratios	
Total assessments		857,910	Water	Connecticut	Cost/sale :	1.1672
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		857,910	Gas	CNG	Assmt/sale:	.8171

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	.010	7,500	75			75	53
Residual		436						
		.930 acres	Total land value				200,075	140,053

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	11	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	5	Masonry trim sf 50
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures	5	Rec Room Size 1,200
Grade	53	A+	Whirlpools	1	Living area 5,918
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	4	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2003		

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,212	500,990
Basement	Full with walk		
Heating	Yes A/C Yes		14,280
Plumbing	5 F/B 2 H/B 5 Add'l fix. 1 Wh/p	Saunas	32,000
Attic	Fully Finished	Attic size: 660	21,717
Additions			139,015
Other Features	Mason Trim WB Stks RR		49,420
Sub-Total			757,422
Grade	A+	Factor 1.6500	1,249,746
CDU		C&D Factor 1.00	1,249,746
Depreciation		25 %	937,310
		Computed cost value @ 70%	656,117

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	40,859
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	34	627
L Living Area	FRFF Frame first floor	34	3,892
L Living Area	AIR Air conditioning	34	103
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRUF Frame upper full	56	4,689
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	FOFF Frame open first flo	430	26,198
Total additions			139,015

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	32	832	55.95	2019	A	72,153	50	36,100
Block Detach Garage									
RP5 Pool w/ Gunite	16	38	608	110.5	2022	A	104,182	50	52,100
Value at 70%			61,740	Value at 100%					88,200

