

Property at 00010 BRIGHTON WAY

Prop ID 5340010

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Administrative Information

Owner name: DERRICO TOMMY AND MARIA C
Second name:
Address: 10 BRIGHTON WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5340010 Neigh.: Zone: R40 Vol: 485 Page: 448

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	682,810

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 07-Nov-2003
Sale price: 215,000
Sale valid: Y

Values

Mkt value :
Cost value: 1,175,443

Summary

Total assessments	822,810
Total exemptions	
Net assessment	822,810

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 5.4672
Mkt/sale :
Assmt/sale: 3.8270

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

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,130	484,970
Basement	Full with walk			
Heating	Yes	A/C Yes		13,830
Plumbing	4 F/B	H/B 2 Add'l fix.	1 Wh/p	Saunas 18,500
Attic	Unfinished	Attic size: 1,000		13,875
Additions				261,644
Other Features	Mason Trim	M Stks		46,266

Sub-Total			839,085
Grade	A	Factor 1.5500	1,300,582
CDU		C&D Factor 1.00	1,300,582
Depreciation		25 %	975,437
		Computed cost value @ 70%	682,806

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	925	41,442
G Garages	FSUF Full-story unfin o/g	701	19,828
L Living Area	FRFF Frame first floor	925	105,895
L Living Area	FRUF Frame upper full	701	58,695
P Porches, Patios, Decks	F0FF Frame open first flo	120	7,311
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	AIR Air conditioning	2,373	7,214
L Living Area	BSMT Basement addition	925	17,046

Total additions 261,644

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
Interior Walls	02	Drywall	Garage cars	3
Floors		Unknown	Bedrooms	6
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	2,200
Area Over Gar.	01	Fully Finished	Half Baths	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	3
			W/B stacks	
			W/B openings	
			Actual Year Built: 2004	

