

Property at 00015 BRIGHTON WAY

Prop ID 5340015

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Administrative Information

Owner name: BELLANCA TERRY J & MELISSA A
 Second name:
 Address: 15 BRIGHTON WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5340015 Neigh.: Zone: R40 Vol: 758 Page: 477

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Apr-2021
Resident Land	.92	140,000				Sale price: 874,900
Resident Excess	.25	1,310				Sale valid:
Resident Dwelling	1.00	572,440				Values
					Mkt value :	
					Cost value: 1,019,643	
Summary			Utilities		Sales ratios	
Total assessments	713,750		Water	Connecticut	Cost/sale :	1.1654
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	713,750		Gas	None	Assmt/sale:	.8158

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	.250	7,500	1,875			1,875	1,313
Residual		10,890						
		1.170 acres	Total land value				201,875	141,313

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	12
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	6
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	1,000
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,604
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 2004	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,955	450,800
Basement	Full			
Heating	Yes	A/C Yes		12,860
Plumbing	4 F/B	1 H/B	5 Add'l fix.	1 Wh/p
Attic	Fully Finished		Attic size: 720	Saunas
Additions				23,500
Other Features	Mason Trim	WB Stks		22,970
				160,385
				32,939
Sub-Total				703,454
Grade	A	Factor 1.5500		1,090,354
CDU		C&D Factor 1.00		1,090,354
Depreciation		25 %		817,766
Computed cost value @ 70%				572,436

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	990	44,354
G Garages	FSF Full-story fin o/gar	440	29,473
L Living Area	AIR Air conditioning	440	1,338
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	AIR Air conditioning	352	1,070
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	BSMT Basement addition	154	2,838
L Living Area	AIR Air conditioning	154	468
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	AIR Air conditioning	28	85
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193

Total additions 160,385

