

Property at 00016 BRIGHTON WAY

Prop ID 5340016

Printed 06-Aug-2025 2:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WELDE CHRISTOPHER & SARAH
Second name:
Address: 16 BRIGHTON WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5340016 Neigh.: Zone: R40 Vol: 734 Page: 918

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.30	1,580
Resident Dwelling	1.00	584,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Nov-2019
Sale price: 812,500
Sale valid:

Values

Mkt value :
Cost value: 1,036,771

Summary

Total assessments	725,740
Total exemptions	
Net assessment	725,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2760
Mkt/sale :
Assmt/sale: .8932

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	.300	7,500	2,250			2,250	1,575
Residual	13,068							

1.220 acres

Total land value

202,250

141,575

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			2,040	467,400
Basement	Full					
Heating	Yes	A/C	Yes			13,330
Plumbing	3 F/B	2 H/B	4 Add'l fix.	Wh/p	Saunas	21,000
Attic	None			Attic size:		
Additions						171,970
Other Features	Mason Trim	WB Stks	M Stks	Bsmt Gar		44,159

Sub-Total						717,859
Grade	A	Factor	1.5500			1,112,681
CDU		C&D Factor	1.00			1,112,681
Depreciation		25 %				834,511
		Computed cost value @ 70%				584,158

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	1,092	20,123
L Living Area	FRFF Frame first floor	1,092	125,013
L Living Area	AIR Air conditioning	1,092	3,320
L Living Area	BSMT Basement addition	120	2,211
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	120	365
L Living Area	BSMT Basement addition	12	221
L Living Area	FRFF Frame first floor	12	1,374
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168

Total additions 171,970

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf 1,500
Fuel	02	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 4 Rec Room Size
Grade	50	A	Whirlpools Living area 5,304
Garage	13	Basement 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2004

