

Property at 00041 BRONSON ROAD

Prop ID 1490041

Printed 14-Feb-2019 1:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VACHIER EDWIN & ZAIRA I  
 Second name:  
 Address: 41 BRONSON ROAD  
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:  
 Lot: 1490041 Neigh.: Zone: R30 Vol: 722 Page: 396

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	21-Aug-2018
Resident Land	.92	87,500			Sale price:	269,000
Resident Dwelling	1.00	106,670			Sale valid:	
Resident Excess	.28	1,470			Values	
					Mkt value :	
					Cost value:	279,486
Summary			Utilities		Sales ratios	
Total assessments		195,640	Water	Well	Cost/sale :	1.0390
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		195,640	Gas	CNG	Assmt/sale:	.7273

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.280	7,500	2,100		2,100	1,470
Residual		12,197					
1.200 acres				Total land value		127,100	88,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	2,073
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,316	214,720
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	3,600
Attic	None	Attic size:		
Additions				28,663
Other Features	WB Stks			7,000
Sub-Total				253,983
Grade	C	Factor 1.0000		253,983
CDU		C&D Factor 1.00		253,983
Depreciation		40 %		152,390
Computed cost value @ 70%				106,673

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	99	8,395
L Living Area	BSMT Basement addition	99	1,351
P Porches, Patios, Decks	FEFF Frame enclosed first	33	2,331
G Garages	FR Attached frame LE 65	480	16,586
Total additions			28,663

