

Property at 00016 BRIGHTON WAY

Prop ID 5340016

Printed 15-Feb-2019 4:49 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: FABRY JEFFREY A & POLLY J
 Second name:
 Address: 16 BRIGHTON WAY
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,040	343,760
Basement	Full				
Heating	Yes	A/C Yes			10,420
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 16,000
Attic	None		Attic size:		
Additions					127,386
Other Features	Mason Trim WB Stks M Stks		Bsmt Gar		35,321
Sub-Total					532,887
Grade	A	Factor 1.5500			825,975
CDU		C&D Factor 1.00			825,975
Depreciation		20 %			660,780
Computed cost value @ 70%					462,546

Location Information			
Map: 011	Clerk map:		
Lot: 5340016	Neigh.:	Zone: R40	Vol: 716 Page: 476
Assessments		Exemptions	
Assmt category	Qty	Amount	
Resident Land	.92	140,000	
Resident Excess	.30	1,580	
Resident Dwelling	1.00	462,550	
Summary		Utilities	
Total assessments	604,130	Water Avon	
Total exemptions		Sewer Public sewer	
Net assessment	604,130	Gas CNG	
		Last sale	
		Sale date: 22-Jan-2018	
		Sale price: 849,900	
		Sale valid:	
		Values	
		Mkt value :	
		Cost value: 863,043	
		Sales ratios	
		Cost/sale : 1.0155	
		Mkt/sale :	
		Assmt/sale: .7108	

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	1,092	14,906
L Living Area	FRFF Frame first floor	1,092	92,602
L Living Area	AIR Air conditioning	1,092	2,460
L Living Area	BSMT Basement addition	120	1,638
L Living Area	FRFF Frame first floor	120	10,176
L Living Area	AIR Air conditioning	120	270
L Living Area	BSMT Basement addition	12	164
L Living Area	FRFF Frame first floor	12	1,018
P Porches, Patios, Decks	FOFF Frame open first flo	40	1,805
P Porches, Patios, Decks	FOFF Frame open first flo	52	2,347

Total additions 127,386

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

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

