

Property at 00061 BRONSON ROAD

Prop ID 1490061

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Administrative Information

Owner name: GUTH FRANKLIN & REBECCA
 Second name:
 Address: 61 BRONSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1490061 Neigh.: Zone: R30 Vol: 700 Page: 098

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Aug-2016
Resident Land	.92	77,000	AAA Veteran	2,000	Sale price: 292,000
Resident Dwelling	1.00	105,360	CAB Add Vet	1,000	Sale valid:
Resident Excess	.39	2,050			Values
Summary		Utilities		Sales ratios	
Total assessments	184,410	Water Well	Cost/sale :	.9022	
Total exemptions	3,000	Sewer Septic	Mkt/sale :		
Net assessment	181,410	Gas CNG	Assmt/sale:	.6315	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	110,000	110,000		110,000	77,000
Primary Site		40,075					
RES	12	.390	7,500	2,925		2,925	2,050
Residual		16,988					
1.310 acres				Total land value		112,925	79,050

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	1
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	Rec Room Size 440
Garage	21	Attached 1 car	Whirlpools	Living area 1,746
Area Over Gar.	99	None	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	816 170,380
Basement	Full		
Heating	Yes	A/C Yes	5,160
Plumbing	1 F/B	1 H/B Add'l fix.	Wh/p Saunas 2,400
Attic	None	Attic size:	
Additions			23,700
Other Features	WB Stks	RR	12,780
Sub-Total			214,420
Grade	C+	Factor 1.0800	231,570
CDU		C&D Factor 1.00	231,570
Depreciation		35 %	150,520
Computed cost value @ 70%			105,360

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	242	9,200
P Porches, Patios, Decks	DECK Wood deck	312	5,800
L Living Area	FRFF Frame first floor	80	6,500
L Living Area	OVER Frame Overhang	34	2,200
Total additions			23,700

