

Property at 00017 BRIAR HILL ROAD

Prop ID 1460017

Printed 02-May-2015 12:37 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: DELGALLO LEONARD J JR &
 Second name: SUZANNE M
 Address: 17 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	952	187,830
Basement	Full				
Heating	Yes	A/C Yes			5,690
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas	7,000
Attic	None		Attic size:		
Additions					74,200
Other Features	WB Stks		Unfin	3,500	21,710
Sub-Total					296,430
Grade	B	Factor 1.2600			373,500
CDU		C&D Factor 1.00			373,500
Depreciation		35 %			242,780
Computed cost value @ 70%					169,950

Location Information			
Map: 018	Clerk map:		
Lot: 1460017	Neigh.:	Zone: R40	Vol: 379 Page: 1091
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	105,000	
Resident Dwelling	1.00	169,950	
Resident Excess	1.02	5,360	
Resident Outbldg	1.00	5,290	
Summary		Utilities	
Total assessments	285,600	Water	Avon
Total exemptions		Sewer	Septic
Net assessment	285,600	Gas	
		Sales ratios	
		Cost/sale :	1.2515
		Mkt/sale :	
		Assmt/sale:	.8761

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	18,400
P Porches, Patios, Decks	DECK Wood deck	572	10,700
L Living Area	FRFF Frame first floor	280	22,600
L Living Area	BSMT Basement addition	280	3,600
L Living Area	FRUF Frame upper full	280	16,500
L Living Area	AIR Air conditioning	280	600
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P Porches, Patios, Decks	FOFF Frame open first flo	28	1,200
Total additions			74,200

Land Information						
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value
PRIM	11	.920	150,000	150,000		150,000
Primary Site		40,075				
RES	12	1.020	7,500	7,650		5,360
Residual		44,431				
1.940 acres				Total land value		157,650
						110,360

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	30	600	20.00	2010	B	15,120	50	7,560
Utility Shed									
Value at 70%		5,290		Value at 100%		7,560			

Residential Dwelling Information			
Subject	Code	Description	Condominium
Style	09	Dutch Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	03	Gambrell	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	40	B	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size 754
Interior Cond	05	Good	Living area 2,464
Exterior Cond	05	Good	Whirlpools
			Saunas
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 2
Actual Year Built: 1981			

