

Property at 00057 BRIAR HILL ROAD

Prop ID 1460057

Printed 15-Oct-2011 6:06 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: LISTRO KRISTEN A & MICHELE A
 Second name:
 Address: 57 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	988	192,450	
Basement	Full					
Heating	Yes	A/C Yes			5,830	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	6,000
Attic	None		Attic size:			
Additions					92,400	
Other Features	WB Stks		Unfin	3,500	19,370	
Sub-Total					316,050	
Grade	B	Factor 1.2600			398,220	
CDU		C&D Factor 1.00			398,220	
Depreciation		25 %			298,670	
		Computed cost value @ 70%			209,070	

Location Information			
Map: 018	Clerk map:		
Lot: 1460057	Neigh.:	Zone: R40	Vol: 594 Page: 1294
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	115,500	
Resident Dwelling	1.00	209,070	
Resident Excess	.06	320	
Summary		Utilities	
Total assessments	324,890	Water	Avon
Total exemptions		Sewer	Public sewer
Net assessment	324,890	Gas	None
		Values	
		Last sale	
		Sale date: 17-Aug-2009	
		Sale price: 444,000	
		Sale valid:	
		Mkt value:	
		Cost value: 464,130	
		Sales ratios	
		Cost/sale: 1.0453	
		Mkt/sale:	
		Assmt/sale: .7317	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	28,300
L Living Area	FRFF Frame first floor	432	34,900
L Living Area	FRFF Frame first floor	256	20,700
P Porches, Patios, Decks	DECK Wood deck	378	7,100
L Living Area	AIR Air conditioning	256	500
L Living Area	AIR Air conditioning	432	900
Total additions			92,400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	165,000			165,000	115,500
Primary Site		40,075					
RES	12	.060	7,500			450	320
Residual		2,614					
				.9800 acres	Total land value	165,450	115,820

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
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	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	Rec Room Size 530
Garage	22	Attached 2 car	Whirlpools	Living area 2,664
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	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

