

Property at 00026 BROOKMOOR ROAD

Prop ID 1500026

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Administrative Information

Owner name: BALDYGA MARY
 Second name: /MORROW MARY BETH & TOMMY A
 Address: 26 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500026 Neigh.: Zone: R40 Vol: 631 Page: 490

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	151,460
Resident Excess	.09	470

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 31-Dec-2009
 Sale price: 310,000
 Sale valid:

Values

Mkt value :
 Cost value: 367,040

Summary

Total assessments	256,930
Total exemptions	
Net assessment	256,930

Utilities

Water	Avon
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1840
 Mkt/sale :
 Assmt/sale: .8288

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000			150,000	105,000
Primary Site		40,075					
RES	12	.090	7,500			675	470
Residual		3,920					
1.0100 acres				Total land value		150,675	105,470

Building Valuation Summary

		Area	Value
Dwelling	Frame 1 story w/bsmt	1,913	209,630
Basement	Full with walk		
Heating	Yes A/C Yes		6,360
Plumbing	2 F/B H/B 1 Add'l fix. Wh/p Saunas		4,100
Attic	None Attic size:		
Additions			37,100
Other Features	WB Stks Unfin 3,500		7,000
Sub-Total			264,190
Grade	B- Factor 1.1700		309,100
CDU	C&D Factor 1.00		309,100
Depreciation	30 %		216,370
Computed cost value @ 70%			151,460

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,000
G Garages	FR Attached frame LE 65	484	15,900
P Porches, Patios, Decks	FEFF Frame enclosed first	264	17,800
P Porches, Patios, Decks	DECK Wood deck	96	1,800
P Porches, Patios, Decks	CPAT Concrete patio	108	600
Total additions			37,100

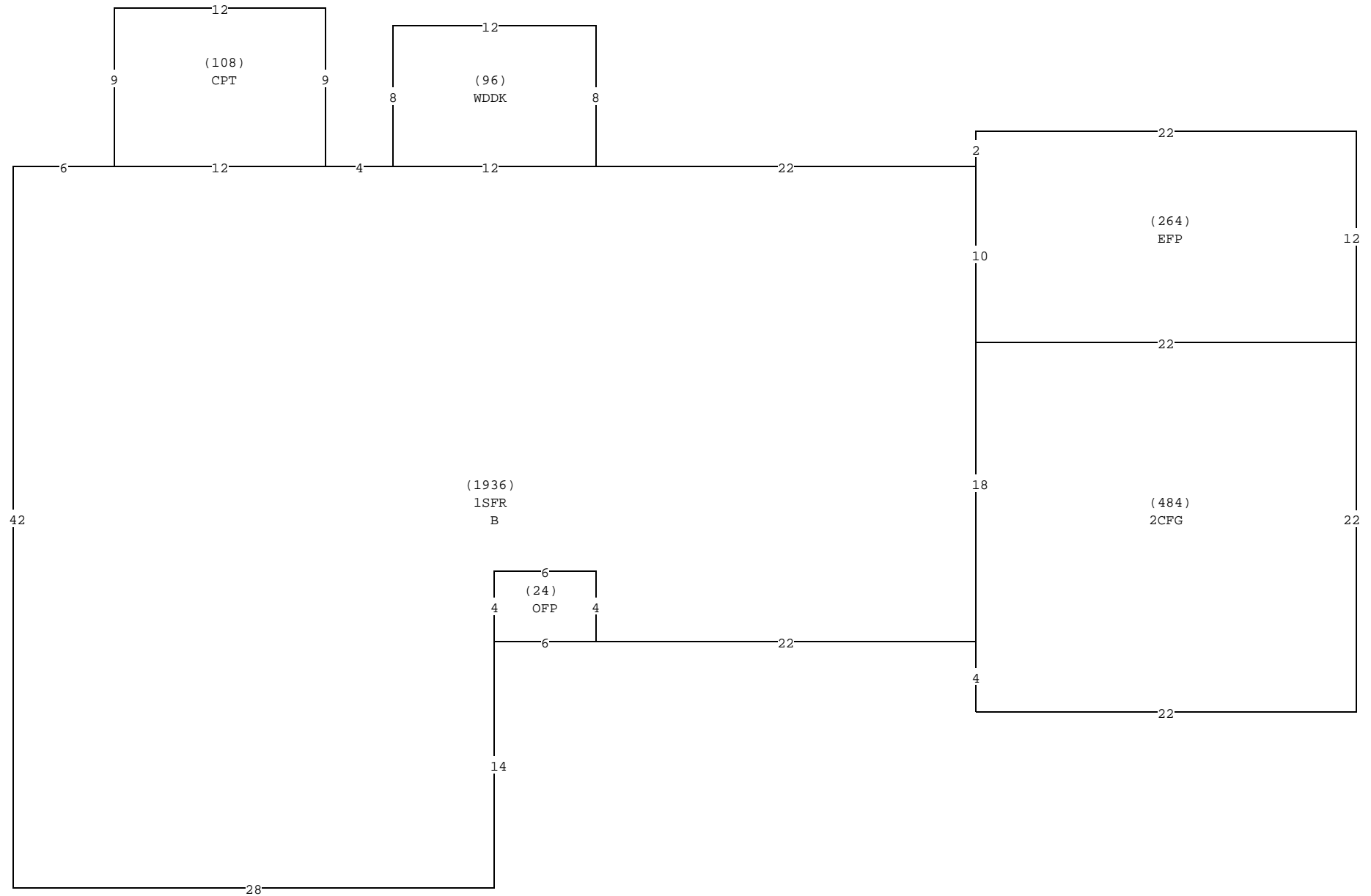
Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

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Notes: PROBATE CERT V 600 P 970, 971 12/31/09 ESTATES OF BERTRAM & ILDA
NAME CHANGE V 631 P 489 11/2/11 FROM BLADYGA TO MARY BETH MORROW