

Administrative Information  
 Owner name: FEINSTEIN DAVID P AND  
 Second name: DONNA M  
 Address: 49 BROOKMOOR ROAD  
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,005	217,580
Basement	Full				
Heating	Yes	A/C Yes			6,600
Plumbing	4 F/B	1 H/B 4 Add'l fix.	Wh/p	Saunas	15,200
Attic	None		Attic size:		
Additions					113,200
Other Features	WB Stks		Unfin	3,500	23,490
Sub-Total					376,070
Grade	B-	Factor 1.1700			440,000
CDU		C&D Factor 1.00			440,000
Depreciation		30 %			308,000
Computed cost value @ 70%					215,600

Location Information			
Map: 017	Clerk map:		
Lot: 1500049	Neigh.:	Zone: R40	Vol: 106 Page: 0975
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	105,000	
Resident Dwelling	1.00	215,600	
Resident Outbldg	1.00	8,790	
Resident Excess	.50	2,630	
Summary		Utilities	
Total assessments	332,020	Water	Avon
Total exemptions		Sewer	Public sewer
Net assessment	332,020	Gas	None
		Sales ratios	
		Cost/sale :	4.3918
		Mkt/sale :	
		Assmt/sale:	3.0743

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	362	6,800
P Porches, Patios, Decks	FEFF Frame enclosed first	250	16,800
G Garages	FSF Full-story fin o/gar	100	4,700
G Garages	FR Attached frame LE 65	550	17,700
G Garages	FSF Full-story fin o/gar	276	13,000
G Garages	FR Attached frame LE 65	276	10,200
L Living Area	FRFF Frame first floor	230	18,600
L Living Area	FRUF Frame upper full	230	13,600
L Living Area	FRFF Frame first floor	50	4,000
L Living Area	FRUF Frame upper full	50	3,000
P Porches, Patios, Decks	UTIL Utility building	138	2,800
L Living Area	AIR Air conditioning	100	200
L Living Area	AIR Air conditioning	276	600
L Living Area	AIR Air conditioning	230	500
L Living Area	AIR Air conditioning	230	500
L Living Area	AIR Air conditioning	50	100
L Living Area	AIR Air conditioning	50	100
Total additions			113,200

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	.500	7,500			3,750	2,630
Residual		21,780					
		1.4200 acres		Total land value		153,750	107,630

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	3
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	650
Interior Cond	05	Good	Living area	2,941
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1965				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	38.76		C	25,116	50	12,560
Value at 70%			8,790	Value at 100%			12,560		

