

Property at 00083 BROOKMOOR ROAD

Prop ID 1500083

Printed 15-Oct-2011 6:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JOHNSON KATHERINE
 Second name:
 Address: 83 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500083 Neigh.: Zone: R40 Vol: 518 Page: 283

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-May-2003	
Resident Land	.92	105,000			Sale price: 410,000	
Resident Dwelling	1.00	201,590			Sale valid: Y	
Resident Excess	.30	1,580			Values	
					Mkt value :	
					Cost value: 440,240	
Summary			Utilities		Sales ratios	
Total assessments	308,170		Water	Avon	Cost/sale :	1.0738
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	308,170		Gas	None	Assmt/sale:	.7516

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	.300	7,500			2,250	1,580
Residual		13,068					
1.2200 acres				Total land value		152,250	106,580

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	2,202	234,610
Basement	Full			
Heating	Yes	A/C Yes		7,120
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas	6,500
Attic	None	Attic size:		
Additions				68,200
Other Features	WB Stks	Unfin	3,500	35,210
Sub-Total				351,640
Grade	B-	Factor 1.1700		411,420
CDU		C&D Factor 1.00		411,420
Depreciation		30 %		287,990
Computed cost value @ 70%				201,590

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,200
L Living Area	FRFF Frame first floor	280	22,600
L Living Area	AIR Air conditioning	280	600
P Porches, Patios, Decks	FEFF Frame enclosed first	336	22,600
P Porches, Patios, Decks	BPAT Brick/flagstone pati	294	4,700
G Garages	FR Attached frame LE 65	504	16,500
Total additions			68,200

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	8
Interior Walls	02	Drywall	Garage cars	2
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	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	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Living area	2,482
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	4
Actual Year Built: 1967				

