

Property at 00106 BROOKMOOR ROAD

Prop ID 1500106

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Administrative Information

Owner name: HAWK JAMES C & MARY B
 Second name:
 Address: 106 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500106 Neigh.: Zone: R40 Vol: 678 Page: 704

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Sep-2014
Resident Land	.92	105,000			Sale price: 380,000
Resident Dwelling	1.00	163,040			Sale valid:
Resident Excess	.02	110			Values
				Mkt value :	
				Cost value:	383,070
Summary		Utilities		Sales ratios	
Total assessments	268,150	Water	Avon	Cost/sale :	1.0081
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	268,150	Gas		Assmt/sale:	.7057

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.020	7,500	150		150	110
Residual		871					
		.940 acres		Total land value		150,150	105,110

Residential Dwelling Information

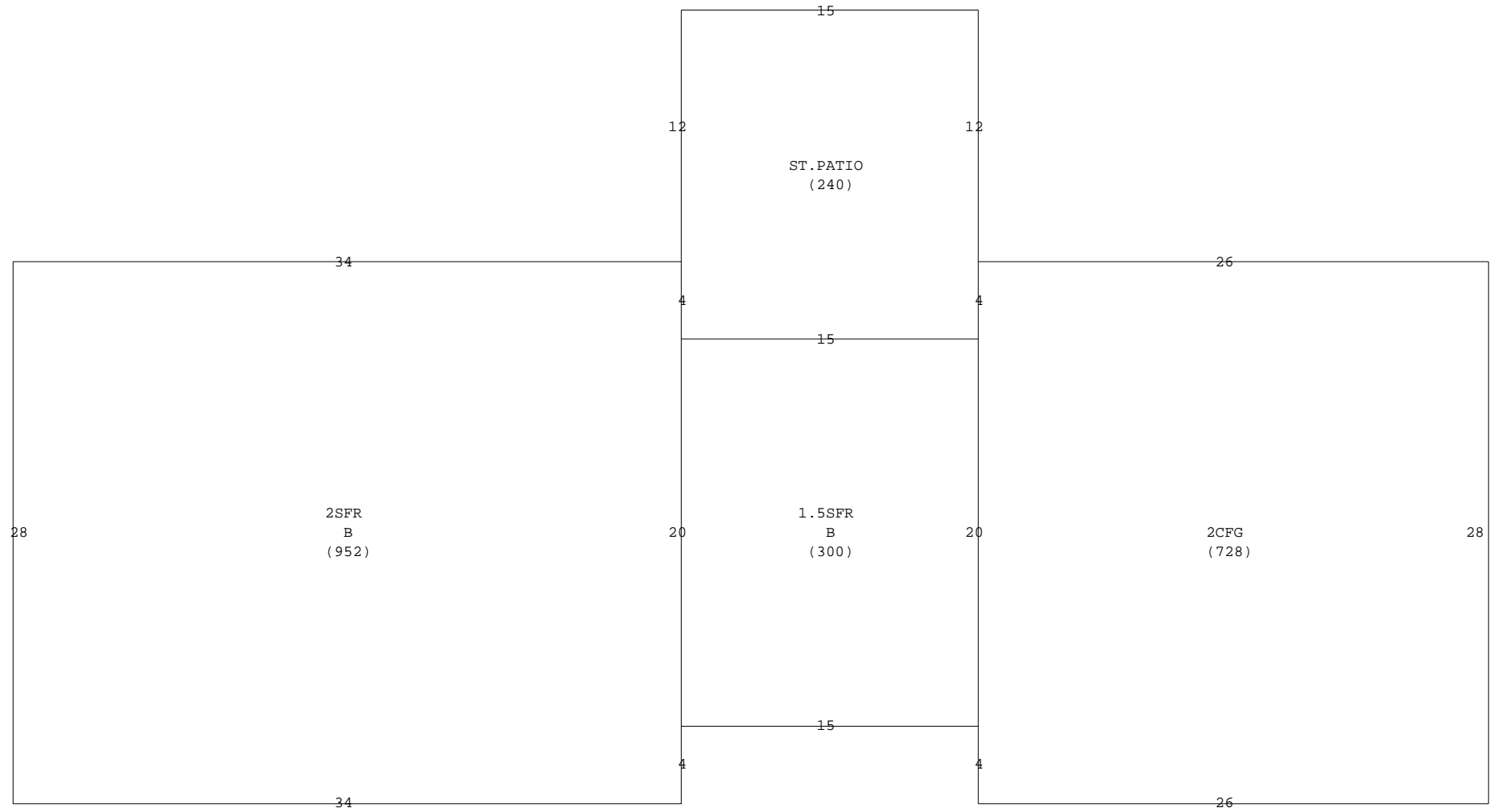
Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	392
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	750
Interior Cond	05	Good	Living area	2,354
Exterior Cond	05	Good	Whirlpools	2
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1978				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	952
Basement	Full		187,830
Heating	Yes	A/C Yes	5,690
Plumbing	3 F/B	1 H/B 1 Add'l fix.	2 Wh/p Saunas
Attic	None	Attic size:	15,100
Additions			66,700
Other Features	Mason Trim WB Stks M Stks	Unfin	3,500
			30,940
Sub-Total			306,260
Grade	B-	Factor 1.1700	358,320
CDU		C&D Factor 1.00	358,320
Depreciation		35 %	232,910
Computed cost value @ 70%			163,040

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	728	23,000
L Living Area	FRFF Frame first floor	300	24,200
L Living Area	FRUH Frame upper half	300	10,800
L Living Area	BSMT Basement addition	300	3,900
P Porches, Patios, Decks	BPAT Brick/flagstone pati	240	3,900
L Living Area	AIR Air conditioning	300	600
L Living Area	AIR Air conditioning	150	300
Total additions			66,700



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