

Property at 00042 BRENTWOOD DRIVE

Prop ID 1430042

Printed 05-Feb-2024 1:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WALSH BRIAN & KIMBERLY
Second name:
Address: 42 BRENTWOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1430042 Neigh.: Zone: R30 Vol: 783 Page: 865

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	200,110

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Apr-2023
Sale price: 447,000
Sale valid: 07

Values

Mkt value :
Cost value: 420,871

Summary

Total assessments	294,610
Total exemptions	
Net assessment	294,610

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9415
Mkt/sale :
Assmt/sale: .6591

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						

.690 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,894	295,740
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				19,880
Other Features		WB Stks		6,750

Sub-Total			330,870
Grade	C+	Factor 1.0800	357,340
CDU		C&D Factor 1.00	357,340
Depreciation		20 %	285,872
		Computed cost value @ 70%	200,110

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880

Total additions 19,880

