

Property at 00062 BRENTWOOD DRIVE

Prop ID 1430062

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Administrative Information

Owner name: HASSANIEN WALEED MAHMOUD
 Second name:
 Address: 62 BRENTWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1430062 Neigh.: Zone: R30 Vol: 782 Page: 191

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Jan-2023
Resident Land	.72	94,500				Sale price: 395,000
Resident Dwelling	1.00	157,960				Sale valid:
Resident Outbldg	3.00	19,460				Values
					Mkt value :	
					Cost value:	388,457
Summary			Utilities		Sales ratios	
Total assessments	271,920		Water	Connecticut	Cost/sale :	.9834
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	271,920		Gas	None	Assmt/sale:	.6884

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.720	135,000	135,000			135,000	94,500
Primary Site		31,363						
		.720 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
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	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,354	224,680
Basement	Full				
Heating	Yes	A/C Yes			6,440
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					64,040
Other Features		WB Stks			17,795
Sub-Total					321,455
Grade	C+	Factor 1.0800			347,171
CDU		C&D Factor 1.00			347,171
Depreciation		35 %			225,661
Computed cost value @ 70%					157,963

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	418	19,022
L Living Area	FRFF Frame first floor	210	24,041
P Porches, Patios, Decks	FEFF Frame enclosed first	143	13,637
P Porches, Patios, Decks	FOFF Frame open first flo	110	6,702
L Living Area	AIR Air conditioning	210	638
Total additions			64,040

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	34	20	680	74.05		C	50,354	50	25,200
RS1 Frame Utility Shed	10	12	120	30.00		D	2,808	50	1,400
RS1 Frame Utility Shed	8	10	80	30.00		C	2,400	50	1,200
Value at 70%		19,460	Value at 100%		27,800				

