

Property at 00051 BRIAR HILL ROAD

Prop ID 1460051

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Administrative Information

Owner name: ANZMANN EMILY
 Second name:
 Address: 51 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460051 Neigh.: Zone: R40 Vol: 770 Page: 170

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	15-Dec-2021
Resident Land	.92	105,000			Sale price:	575,000
Resident Dwelling	1.00	251,550			Sale valid:	
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value:	509,429
Summary			Utilities		Sales ratios	
Total assessments		356,600	Water	Connecticut	Cost/sale :	.8860
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		356,600	Gas	None	Assmt/sale:	.6202

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	.010	7,500	75		75	53
Residual		436					
				.930 acres	Total land value	150,075	105,053

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	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	112
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	05	Good	Living area	2,728
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1980				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,188
Basement	Full		301,010
Heating	Yes	A/C Yes	8,640
Plumbing	2 F/B	1 H/B 1 Add'l fix.	9,000
Attic	None	Wh/p Saunas	
Additions		Attic size:	91,524
Other Features	Mason Trim WB Stks	RR	28,610
Sub-Total			438,784
Grade	B	Factor 1.2600	552,868
CDU		C&D Factor 1.00	552,868
Depreciation		35 %	359,364
Computed cost value @ 70%			251,555

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	328	8,689
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
L Living Area	BSMT Basement addition	352	6,487
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
G Garages	FRL Attached frame GT 65	672	30,107
Total additions			91,524

