

Property at 00016 BROCKLESBY ROAD

Prop ID 5020016

Printed 07-Feb-2024 9:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LANG ANDREW JOSEPH & SHERRY
 Second name:
 Address: 16 BROCKLESBY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 5020016 Neigh.: Zone: RU2A Vol: 782 Page: 432

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jan-2023
Resident Land	2.00	175,000				Sale price: 1,510,000
Resident Dwelling	1.00	736,750				Sale valid:
					Values	
Resident Excess	.58	3,050			Mkt value :	
					Cost value: 1,306,857	
Summary			Utilities		Sales ratios	
Total assessments	914,800		Water	Well	Cost/sale :	.8655
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	914,800		Gas	None	Assmt/sale:	.6058

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	250,000	250,000			250,000	175,000
Primary Site		87,120						
RES	12	.580	7,500	4,350			4,350	3,045
Residual		25,265						
2.580 acres				Total land value			254,350	178,045

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	03	Wood Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	60	AA	Full Baths	5
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	5
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,328
Air Condition	01	Central Air	Living area	5,746
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	5
Actual Year Built: 1999				

Building Valuation Summary

						Area	
Dwelling	Masonry	2 story w/bsmt				2,466	577,460
Basement	Full						
Heating	Yes	A/C Yes					15,680
Plumbing	5 F/B	2 H/B	5 Add'l fix.	1 Wh/p	Saunas		32,000
Attic	None			Attic size:			
Additions							133,319
Other Features	WB Stks	RR					54,281
Sub-Total							812,740
Grade	AA	Factor 1.8500					1,503,569
CDU		C&D Factor 1.00					1,503,569
Depreciation		30 %					1,052,498
Computed cost value @ 70%							736,749

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	240	5,473
P Porches, Patios, Decks	DECK Wood deck	396	10,490
L Living Area	MAFF Masonry first floor	22	2,611
L Living Area	BSMT Basement addition	22	405
L Living Area	AIR Air conditioning	22	67
L Living Area	MAFF Masonry first floor	192	22,785
L Living Area	BSMT Basement addition	192	3,538
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	MOFF Masonry open first f	56	3,821
G Garages	FRL Attached frame GT 65	927	41,531
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
Total additions			133,319

