

Property at 00045 BRENTWOOD DRIVE

Prop ID 1430045

Printed 15-Oct-2025 9:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REDMAN SCOTT E & NICOLE
Second name:
Address: 45 BRENTWOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1430045 Neigh.: Zone: R30 Vol: 714 Page: 1132

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	154,160

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 07-Nov-2017
Sale price: 300,000
Sale valid:

Values

Mkt value :
Cost value: 355,229

Summary

Total assessments	248,660
Total exemptions	
Net assessment	248,660

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1841
Mkt/sale :
Assmt/sale: .8289

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	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	210,590
Basement	Full		725	
Heating	Yes	A/C Yes		6,090
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				65,459
Other Features	Mason Trim	WB Stks	RR	23,068

Sub-Total			313,707
Grade	C+	Factor 1.0800	338,804
CDU		C&D Factor 1.00	338,804
Depreciation		35 %	220,223
		Computed cost value @ 70%	154,156

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	460	20,661
L Living Area	FRFF Frame first floor	295	33,772
L Living Area	OVER Frame Overhang	29	2,656
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	AIR Air conditioning	295	897
L Living Area	AIR Air conditioning	29	88
P Porches, Patios, Decks	DECK Wood deck	196	5,192

Total additions 65,459

