

Property at 00048 BRENTWOOD DRIVE

Prop ID 1430048

Printed 21-Sep-2026 8:37 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ELLSWORTH SETH J AND
 Second name: KIMBERLY G
 Address: 48 BRENTWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1430048 Neigh.: Zone: R30 Vol: 574 Page: 694

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Apr-2008
Resident Land	.73	94,500				Sale price: 335,000
Resident Dwelling	1.00	145,780				Sale valid:
Resident Outbldg	1.00	2,030				Values
					Mkt value :	
					Cost value:	346,157
Summary			Utilities		Sales ratios	
Total assessments	242,310		Water	Connecticut	Cost/sale :	1.0333
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	242,310		Gas	None	Assmt/sale:	.7233

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.730	135,000	135,000			135,000	94,500
Primary Site		31,799						
		.730 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	Addn'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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		725	210,590
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks		70,821
				6,750
Sub-Total				296,661
Grade	C+	Factor 1.0800		320,394
CDU		C&D Factor 1.00		320,394
Depreciation		35 %		208,256
Computed cost value @ 70%				145,779

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	460	20,661
P Porches, Patios, Decks	DECK Wood deck	316	8,371
L Living Area	FRFF Frame first floor	295	33,772
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	OVER Frame Overhang	29	2,656
Total additions			70,821

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	12	192	30.00	2011	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030	Value at 100%		2,900				

