

Property at 00052 BRENTWOOD DRIVE

Prop ID 1430052

Printed 05-Feb-2024 1:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CASEY CHRISTOPHER F &
Second name: JENNIFER W
Address: 52 BRENTWOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1430052 Neigh.: Zone: R30 Vol: 434 Page: 22

Assessments

Assmt category	Qty	Amount
Resident Land	.70	94,500
Resident Dwelling	1.00	146,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jul-2002
Sale price: 260,000
Sale valid: Y

Values

Mkt value :
Cost value: 344,671

Summary

Total assessments	241,270
Total exemptions	
Net assessment	241,270

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3257
Mkt/sale :
Assmt/sale: .9280

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.700	135,000	135,000			135,000	94,500
Primary Site		30,492						

.700 acres Total land value 135,000 94,500

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	210,070
Basement	Full		1,243	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	Saunas 8,500
Attic	None	Attic size:		
Additions				66,064
Other Features	WB Stks			14,047

Sub-Total		298,681
Grade	C+	Factor 1.0800 322,575
CDU	C&D Factor 1.00	322,575
Depreciation	35 %	209,674
	Computed cost value @ 70%	146,772

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	110	6,702
P Porches, Patios, Decks	FEFF Frame enclosed first	169	16,116
P Porches, Patios, Decks	F0FF Frame open first flo	21	1,279
G Garages	FR Attached frame LE 65	558	24,484
P Porches, Patios, Decks	DECK Wood deck	660	17,483

Total additions 66,064

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	264
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1,243
Exterior Cond	05	Good	Living area	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1960	

Scale: 1" = 8.14 feet