

Property at 00055 BRENTWOOD DRIVE

Prop ID 1430055

Printed 20-May-2025 2:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: INDURKAR SURAJ P TRUSTEE &
 Second name: VERNEKAR MEGHA M TRUSTEE
 Address: 55 BRENTWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1430055 Neigh.: Zone: R30 Vol: 803 Page: 286

Assessments

Assmt category	Qty	Amount
Resident Land	.78	94,500
Resident Dwelling	1.00	180,980
Resident Outbldg	1.00	1,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Sep-2021
 Sale price: 430,000
 Sale valid:

Values

Mkt value :
 Cost value: 395,443

Summary

Total assessments	276,810
Total exemptions	
Net assessment	276,810

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9196
 Mkt/sale :
 Assmt/sale: .6437

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.780	135,000	135,000			135,000	94,500
Primary Site		33,977						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1961

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,224	207,570
Basement	Full			
Heating	Yes	A/C Yes		5,960
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas 17,000
Attic	None	Attic size:		
Additions				118,967
Other Features	Mason Trim WB Stks			18,797
Sub-Total				368,294
Grade	C+	Factor 1.0800		397,758
CDU		C&D Factor 1.00		397,758
Depreciation		35 %		258,543
		Computed cost value @ 70%		180,980

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	616	26,747
G Garages	FSF Full-story fin o/gar	616	41,262
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	FRUF Frame upper full	176	14,736
P Porches, Patios, Decks	BPAT Brick/flagstone pati	182	4,150
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	AIR Air conditioning	616	1,873
L Living Area	AIR Air conditioning	176	535
L Living Area	AIR Air conditioning	176	535

Total additions 118,967

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00	2001	C	3,840	50	1,900
Utility Shed									
Value at 70%			1,330				Value at 100%		1,900

