

Property at 00006 BRIAR HILL ROAD

Prop ID 1460006

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Administrative Information

Owner name: CARLO RICHARD J CO-TTEE
 Second name: CARLO INGRID E CO-TTEE
 Address: 6 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460006 Neigh.: Zone: R40 Vol: 815 Page: 58

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-1985
Resident Land	.92	105,000	AAA Veteran	1,000	Sale price:
Resident Dwelling	1.00	219,890	CAB Add Vet	500	Sale valid:
			DAC Veteran	10,000	Values
Resident Excess	1.28	6,720			Mkt value :
					Cost value: 473,729
Summary		Utilities		Sales ratios	
Total assessments		331,610	Water Connecticut	Cost/sale :	
Total exemptions		11,500	Sewer Public sewer	Mkt/sale :	
Net assessment		320,110	Gas None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	1.280	7,500	9,600		9,600	6,720
Residual		55,757					
2.200 acres		Total land value		159,600		111,720	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	06	Heat Pump	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Half bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,376
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1981				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	988
Basement	Full		261,950
Heating	Yes	A/C Yes	7,540
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			8,500
Other Features	WB Stks		92,069
			13,500
Sub-Total			383,559
Grade	B	Factor 1.2600	483,284
CDU		C&D Factor 1.00	483,284
Depreciation		35 %	314,135
		Computed cost value @ 70%	219,895

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	288	7,629
P Porches, Patios, Decks	F0FF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216
L Living Area	BSMT Basement addition	400	7,371
Total additions			92,069

