

Property at 00008 BRIAR HILL ROAD

Prop ID 1460008

Printed 05-Feb-2024 1:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARLSON MICHAEL B AND
 Second name: KYRIE L
 Address: 8 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460008 Neigh.: Zone: R40 Vol: 563 Page: 373

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-Aug-2007	
Resident Land	.92 105,000			Sale price: 565,000	
Resident Dwelling	1.00 256,670			Sale valid:	
				Values	
Resident Excess	.31 1,630			Mkt value :	
				Cost value:	519,000
Summary		Utilities		Sales ratios	
Total assessments	363,300	Water	Connecticut	Cost/sale :	.9186
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	363,300	Gas	None	Assmt/sale:	.6430

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	.310	7,500	2,325		2,325	1,628
Residual	13,504						
		1.230 acres		Total land value		152,325	106,628

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	988	261,950	
Basement	Full				
Heating	Yes	A/C Yes		7,540	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					144,943
Other Features		WB Stks	RR		24,777
Sub-Total					447,710
Grade	B	Factor 1.2600			564,115
CDU		C&D Factor 1.00			564,115
Depreciation		35 %			366,675
		Computed cost value @ 70%			256,673

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	256	29,307
P Porches, Patios, Decks	DECK Wood deck	78	2,066
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	AIR Air conditioning	224	681
L Living Area	AIR Air conditioning	256	778
L Living Area	AIR Air conditioning	420	1,277

Total additions 144,943

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	10
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	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	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	450
Air Condition	01	Central Air	Whirlpools	2,876
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
		Actual Year Built: 1982		

