

Property at 00014 BRIAR HILL ROAD

Prop ID 1460014

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Administrative Information

Owner name: HEALY ROYAL S AND
Second name: TYROL ANNA P
Address: 14 BRIAR HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1460014 Neigh.: Zone: R40 Vol: 795 Page: 643

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Jul-2024
Resident Land	.92	105,000				Sale price: 575,000
Resident Dwelling	1.00	202,430				Sale valid:
Resident Outbldg	1.00	490				Values
					Mkt value :	
					Cost value:	439,886
Summary			Utilities		Sales ratios	
Total assessments	307,920		Water	Connecticut	Cost/sale :	.7650
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	307,920		Gas	None	Assmt/sale:	.5355

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						
		.920 acres		Total land value			150,000	105,000

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	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	912	247,110
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					83,986
Other Features		WB Stks			13,500
Sub-Total					353,096
Grade	B	Factor 1.2600			444,901
CDU		C&D Factor 1.00			444,901
Depreciation		35 %			289,186
Computed cost value @ 70%					202,430

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	336	2,864
G Garages	FR Attached frame LE 65	584	25,499
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	BSMT Basement addition	260	4,791
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	39	3,572
Total additions			83,986

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	8	48	30.00		C	1,440	50	700
Utility Shed									
Value at 70%			490	Value at 100%			700		

