

Property at 00017 BRIAR HILL ROAD

Prop ID 1460017

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Administrative Information

Owner name: SUTTON CHRISTOPHER B JR &
 Second name: SUTTON KRISTEN
 Address: 17 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460017 Neigh.: Zone: R40 Vol: 816 Page: 1101

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jul-2026
Resident Land	.92	105,000				Sale price: 780,000
Resident Dwelling	1.00	232,910				Sale valid:
Resident Outbldg	1.00	7,910				Values
Resident Excess	1.02	5,360				Mkt value :
						Cost value: 501,686
Summary			Utilities		Sales ratios	
Total assessments	351,180		Water	Connecticut	Cost/sale :	.6432
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	351,180		Gas	None	Assmt/sale:	.4502

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	1.020	7,500	7,650			7,650	5,355
Residual		44,431						
1.940 acres				Total land value			157,650	110,355

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
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	2
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	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		952	254,920
Basement	Full				
Heating	Yes	A/C Yes			7,340
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	9,500
Attic	None		Attic size:		
Additions					104,406
Other Features		WB Stks	RR		30,104
Sub-Total					406,270
Grade	B	Factor 1.2600			511,900
CDU		C&D Factor 1.00			511,900
Depreciation		35 %			332,735
		Computed cost value @ 70%			232,915

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK	Wood deck	572	15,152
L Living Area	FRFF	Frame first floor	280	32,055
L Living Area	BSMT	Basement addition	280	5,160
L Living Area	FRUF	Frame upper full	280	23,444
L Living Area	AIR	Air conditioning	280	851
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P Porches, Patios, Decks	FOFF	Frame open first flo	28	1,706

Total additions 104,406

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	30	600	30.00	2010	B	22,680	50	11,300
Utility Shed									
Value at 70%			7,910				Value at 100%		11,300

