

Property at 00022 BRIAR HILL ROAD

Prop ID 1460022

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Administrative Information

Owner name: HOLMES STEPHANIE AND
 Second name: KELLEY CHRISTOPHER
 Address: 22 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460022 Neigh.: Zone: R40 Vol: 590 Page: 401

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	278,150
Resident Outbldg	1.00	16,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-May-2009
 Sale price: 472,500
 Sale valid:

Values

Mkt value :
 Cost value: 571,514

Summary

Total assessments	400,060
Total exemptions	
Net assessment	400,060

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2096
 Mkt/sale :
 Assmt/sale: .8467

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	.020	7,500	150			150	105
Residual		871						
			.940 acres	Total land value			150,150	105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1980

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full				1,616	335,350
Heating	Yes	A/C	Yes			9,590
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None	Attic size:				
Additions						98,186
Other Features	WB Stks M Stks RR					28,540
Sub-Total						485,166
Grade	B	Factor	1.2600			611,309
CDU		C&D Factor	1.00			611,309
Depreciation			35 %			397,351
		Computed cost value @ 70%				278,146

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	AIR Air conditioning	256	778
L Living Area	FRFF Frame first floor	160	18,317
P Porches, Patios, Decks	UTIL Utility building	80	2,285
L Living Area	AIR Air conditioning	160	486
L Living Area	BSMT Basement addition	156	2,875
L Living Area	FRFF Frame first floor	156	10,000
L Living Area	AIR Air conditioning	156	474

Total additions 98,186

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2021	C	47,984	50	24,000
Value at 70%									
			16,800				Value at 100%		24,000

