

Property at 00023 BRIAR HILL ROAD

Prop ID 1460023

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Administrative Information

Owner name: DUFINE JEFFREY A & JENNIFER A
 Second name:
 Address: 23 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460023 Neigh.: Zone: R40 Vol: 687 Page: 545

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 30-Jun-2015
Resident Dwelling	1.00	232,640			Sale price: 495,000
Resident Outbldg	1.00	840			Sale valid:

Values

Mkt value :
 Cost value: 483,543

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	338,480	Water Connecticut	Cost/sale : .9769
Total exemptions		Sewer Public sewer	Mkt/sale :
Net assessment	338,480	Gas None	Assmt/sale: .6838

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	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	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	670
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools	Living area 2,386
Air Condition	01	Central Air	Saunas	# Living Units
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	2
			W/B openings	2
			Actual Year Built: 1980	

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	8,500
Attic	None		Attic size:		
Additions					97,503
Other Features	WB Stks	RR			30,291
Sub-Total					405,784
Grade	B	Factor 1.2600			511,288
CDU		C&D Factor 1.00			511,288
Depreciation		35 %			332,337
Computed cost value @ 70%					232,636

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	156	9,504
L Living Area	FRFF Frame first floor	420	48,082
P Porches, Patios, Decks	F0FF Frame open first flo	84	5,118
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	DECK Wood deck	350	9,272
L Living Area	AIR Air conditioning	420	1,277

Total additions 97,503

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2014	C	2,400	50	1,200
Utility Shed									
Value at 70%					840	Value at 100%			
						1,200			

