

Property at 00029 BRIAR HILL ROAD

Prop ID 1460029

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Administrative Information

Owner name: MATTIODA ROBERT J &
 Second name: CYNTHIA C
 Address: 29 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460029 Neigh.: Zone: R40 Vol: 247 Page: 208

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-May-1991
Resident Land	.92	105,000				Sale price: 268,500
Resident Dwelling	1.00	350,500				Sale valid: Y
					Values	
Resident Excess	.01	50				Mkt value :
						Cost value: 650,786
Summary			Utilities		Sales ratios	
Total assessments		455,550	Water	Connecticut	Cost/sale :	2.4238
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		455,550	Gas	None	Assmt/sale:	1.6966

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	.010	7,500	75			75	53
Residual		436						
		.930 acres	Total land value				150,075	105,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
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	4
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	950
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,230
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1981	

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,120	287,730
Basement	Full					
Heating	Yes	A/C Yes				8,260
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas	25,500
Attic	None			Attic size:		
Additions						252,580
Other Features		WB Stks	RR			37,308
Sub-Total						611,378
Grade	B	Factor 1.2600				770,336
CDU		C&D Factor 1.00				770,336
Depreciation		35 %				500,718
Computed cost value @ 70%						350,503

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	237	14,439
P Porches, Patios, Decks	BPAT Brick/flagstone pati	384	8,757
L Living Area	FRFF Frame first floor	46	5,266
L Living Area	BSMT Basement addition	46	848
G Garages	FRL Attached frame GT 65	780	34,946
G Garages	FSF Full-story fin o/gar	620	41,530
L Living Area	FRFF Frame first floor	644	73,726
L Living Area	FRUF Frame upper full	644	53,922
L Living Area	BSMT Basement addition	368	6,782
L Living Area	FRFF Frame first floor	36	4,121
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	AIR Air conditioning	1,990	6,050
Total additions			252,580

