

Property at 00035 BRIAR HILL ROAD

Prop ID 1460035

Printed 05-Oct-2026 8:23 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KICK AUSTIN &
 Second name: KICK JULIA KEMMLING
 Address: 35 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460035 Neigh.: Zone: R40 Vol: 818 Page: 868

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Sep-2026
Resident Land	.92	105,000				Sale price: 700,000
Resident Dwelling	1.00	203,840				Sale valid:
					Values	
Resident Excess	.05	260				Mkt value :
					Cost value: 441,571	
Summary			Utilities		Sales ratios	
Total assessments		309,100	Water	Connecticut	Cost/sale :	.6308
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		309,100	Gas	None	Assmt/sale:	.4416

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	.050	7,500	375			375	263
Residual		2,178						
				.970 acres	Total land value		150,375	105,263

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area		
Basement	Full					952	254,920	
Heating	Yes	A/C	No					
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500	
Attic	None	Attic size:						
Additions							78,636	
Other Features	WB Stks						13,500	
Sub-Total							355,556	
Grade	B	Factor	1.2600					448,001
CDU		C&D Factor	1.00					448,001
Depreciation				35 %				291,201
				Computed cost value @ 70%				203,841

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	FRUH Frame upper half	280	14,318
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	UATT Unfinished attic	150	2,626
Total additions			78,636

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
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.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	2,394
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1980				

