

Property at 00039 BRIAR HILL ROAD

Prop ID 1460039

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Administrative Information

Owner name: FORTENBAUGH JOSEPH HARRISON IV
Second name: FORTENBAUGH NICHOLE ROSE
Address: 39 BRIAR HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1460039 Neigh.: Zone: R40 Vol: 792 Page: 715

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 22-Apr-2024	
Resident Land	.92 105,000			Sale price: 797,000	
Resident Dwelling	1.00 346,180			Sale valid:	
				Values	
Resident Excess	.05 260			Mkt value :	
				Cost value: 644,914	
Summary		Utilities		Sales ratios	
Total assessments	451,440	Water	Connecticut	Cost/sale :	.8092
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	451,440	Gas	None	Assmt/sale:	.5664

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

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	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	17	Propane Gas	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	600
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	06	Very Good	Living area	3,005
Exterior Cond	06	Very Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
		Actual Year Built: 1979		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,239	310,970
Basement	Full			
Heating	Yes	A/C Yes		8,920
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				116,747
Other Features	Mason Trim	WB Stks	RR	43,482
Sub-Total				490,619
Grade	B	Factor 1.2600		618,180
CDU		C&D Factor 1.00		618,180
Depreciation		20 %		494,544
Computed cost value @ 70%				346,181

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	192	11,698
P Porches, Patios, Decks	DECK Wood deck	368	9,748
L Living Area	FRFF Frame first floor	525	60,103
L Living Area	AIR Air conditioning	525	1,596
G Garages	FRL Attached frame GT 65	750	33,602
Total additions			116,747

