

Property at 00042 BRIAR HILL ROAD

Prop ID 1460042

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Administrative Information

Owner name: DORNEY PATRICK G &
 Second name: SUSAN A
 Address: 42 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460042 Neigh.: Zone: R40 Vol: 381 Page: 229

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 21-Jan-2000
Resident Dwelling	1.00	242,010			Sale price: 299,000
Resident Outbldg	1.00	980			Sale valid:

Values	
Mkt value :	
Cost value:	504,029

Summary

Summary		Utilities		Sales ratios	
Total assessments	352,820	Water	Connecticut	Cost/sale :	1.6857
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	352,820	Gas	None	Assmt/sale:	1.1800

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	.920	7,500	6,900		6,900	4,830
Residual		40,075					

1.840 acres Total land value 156,900 109,830

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	Masonry trim sf	168
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	700
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size	2,500
Air Condition	99	None	Living area	
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1982	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,040	272,110
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p		8,500
Attic	None Attic size:		
Additions			109,772
Other Features	Mason Trim WB Stks RR		31,761

Sub-Total		422,143
Grade B	Factor 1.2600	531,900
CDU	C&D Factor 1.00	531,900
Depreciation	35 %	345,735
	Computed cost value @ 70%	242,015

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	BSMT Basement addition	420	7,740
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496

Total additions 109,772

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2003	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

