

Property at 00045 BRIAR HILL ROAD

Prop ID 1460045

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Administrative Information

Owner name: RAYMOND SUSAN A REVOCABLE TRUST
 Second name: DAN & SUSAN A RAYMOND TRSTEE
 Address: 45 BRIAR HILL ROAD
 City/state: AVON CT

Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460045 Neigh.: Zone: R40 Vol: 331 Page: 0068

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	269,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Aug-1980
 Sale price: 162,500
 Sale valid:

Values

Mkt value :
 Cost value: 538,814

Summary

Total assessments	377,170
Total exemptions	
Net assessment	377,170

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.3158
 Mkt/sale :
 Assmt/sale: 2.3210

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	.470	7,500	3,525			3,525	2,468
Residual		20,473						

1.390 acres

Total land value

153,525

107,468

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	282,260
Basement	Full		1,092	
Heating	Yes	A/C Yes		8,110
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	11,000
Attic	None	Attic size:		
Additions				155,561
Other Features		WB Stks		13,500

Sub-Total		470,431
Grade B	Factor 1.2600	592,743
CDU	C&D Factor 1.00	592,743
Depreciation	35 %	385,283
	Computed cost value @ 70%	269,698

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	760	34,050
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
L Living Area	BSMT Basement addition	360	6,634
L Living Area	FRFF Frame first floor	510	58,385
L Living Area	AIR Air conditioning	510	1,550
P Porches, Patios, Decks	DECK Wood deck	394	10,437
L Living Area	OVER Frame Overhang	24	2,198

Total additions 155,561

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 9
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	40	B	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,078
Exterior Cond	05	Good	Whirlpools
			Saunas
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1980

