

Property at 00046 BRIAR HILL ROAD

Prop ID 1460046

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Administrative Information

Owner name: MILLER DAVID B & JOAN C TTEES
 Second name:
 Address: 46 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460046 Neigh.: Zone: R40 Vol: 798 Page: 72

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 03-Nov-1997
Resident Dwelling	1.00	240,250			Sale price: 280,000
					Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.01	50			Mkt value :
					Cost value: 493,286

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	345,300	Water Connecticut	Cost/sale : 1.7617
Total exemptions		Sewer Public sewer	Mkt/sale :
Net assessment	345,300	Gas None	Assmt/sale: 1.2332

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	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
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 2,721
Exterior Cond	05	Good	Whirlpools
			Saunas
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1980

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,134	290,460
Heating	Yes	A/C Yes		8,340
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				98,266
Other Features		WB Stks		13,500

Sub-Total	Value
Grade B	419,066
CDU	Factor 1.2600
Depreciation	528,023
	C&D Factor 1.00
	528,023
	35 %
	343,215
	Computed cost value @ 70%
	240,251

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	247	15,049
L Living Area	FRFF Frame first floor	231	26,445
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	BSMT Basement addition	180	3,317
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	222	675
L Living Area	AIR Air conditioning	231	702

Total additions 98,266

