

Property at 00052 BRIAR HILL ROAD

Prop ID 1460052

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Administrative Information

Owner name: KUNZELMANN COURTNEY G
 Second name:
 Address: 52 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460052 Neigh.: Zone: R40 Vol: 796 Page: 616

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Aug-2001
Resident Land	.92	105,000				Sale price: 348,000
Resident Dwelling	1.00	287,020				Sale valid:
Resident Outbldg	1.00	350				Values
					Mkt value :	
					Cost value: 560,529	
Summary			Utilities		Sales ratios	
Total assessments	392,370		Water	Connecticut	Cost/sale :	1.6107
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	392,370		Gas	None	Assmt/sale:	1.1275

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							
		.920 acres	Total land value		150,000		105,000	

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	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				936	251,790
Basement	Full						
Heating	Yes	A/C Yes					7,250
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas		15,000
Attic	None			Attic size:			
Additions							213,104
Other Features		WB Stks					13,500
Sub-Total							500,644
Grade	B		Factor 1.2600				630,811
CDU			C&D Factor 1.00				630,811
Depreciation			35 %				410,027
Computed cost value @ 70%							287,019

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	BPAT Brick/flagstone pati	520	11,858
L Living Area	FRFF Frame first floor	216	24,728
G Garages	FRL Attached frame GT 65	780	34,946
L Living Area	FRFF Frame first floor	638	73,039
L Living Area	FRUF Frame upper full	638	53,420
L Living Area	AIR Air conditioning	1,582	4,809
Total additions			213,104

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	6	36	30.00		C	1,080	50	500
Utility Shed									
Value at 70%		350	Value at 100%		500				

