

Property at 00057 BRIAR HILL ROAD

Prop ID 1460057

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Administrative Information

Owner name: LISTRO KRISTEN A & MICHELE A
 Second name:
 Address: 57 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460057 Neigh.: Zone: R40 Vol: 594 Page: 1294

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 17-Aug-2009
Resident Dwelling	1.00	246,640			Sale price: 444,000
Resident Outbldg	1.00	2,520			Sale valid:

Resident Excess	Qty	Amount
	.06	320

Summary

Total assessments	354,480	Water	Connecticut	Cost/sale :	1.1405
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	354,480	Gas	None	Assmt/sale:	.7984

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	.060	7,500	450		450	315
Residual		2,614					

.980 acres Total land value 150,450 105,315

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	03	Rec Room W/ Air	Rec Room Size 530
Air Condition	01	Central Air	Living area 2,664
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1980

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	261,950
Basement	Full		988	
Heating	Yes	A/C Yes		7,540
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				125,447
Other Features		WB Stks	RR	26,782
Sub-Total				430,219
Grade	B	Factor 1.2600		542,076
CDU		C&D Factor 1.00		542,076
Depreciation		35 %		352,349
		Computed cost value @ 70%		246,644

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	FRFF Frame first floor	256	29,307
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	AIR Air conditioning	256	778
L Living Area	AIR Air conditioning	432	1,313

Total additions 125,447

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2016	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

