

Property at 00060 BRIAR HILL ROAD

Prop ID 1460060

Printed 05-Feb-2024 1:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GELB ABRAHAM J & RACHEL M
Second name:
Address: 60 BRIAR HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1460060 Neigh.: Zone: R40 Vol: 763 Page: 1165

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 05-Aug-2021	
Resident Land	.92 105,000			Sale price: 550,000	
Resident Dwelling	1.00 221,770			Sale valid:	
				Values	
Resident Excess	.01 50			Mkt value :	
				Cost value: 466,886	
Summary		Utilities		Sales ratios	
Total assessments	326,820	Water	Connecticut	Cost/sale :	.8489
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	326,820	Gas	None	Assmt/sale:	.5942

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	144
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	Whirlpools	Living area 2,408
Exterior Cond	05	Good	Saunas	# Living Units
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1979	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	988
Basement	Full		261,950
Heating	Yes	A/C Yes	7,540
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p
Attic	None		Saunas 8,500
		Attic size:	
Additions			92,910
Other Features Mason Trim WB Stks			15,939
Sub-Total			386,839
Grade	B	Factor 1.2600	487,417
CDU		C&D Factor 1.00	487,417
Depreciation		35 %	316,821
		Computed cost value @ 70%	221,775

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	432	49,456
P Porches, Patios, Decks	DECK Wood deck	640	16,954
L Living Area	AIR Air conditioning	432	1,313
		Total additions	92,910

