

Property at 00063 BRIAR HILL ROAD

Prop ID 1460063

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Administrative Information

Owner name: COLEMAN KEVIN & ANNETTE
 Second name:
 Address: 63 BRIAR HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1460063 Neigh.: Zone: R40 Vol: 624 Page: 772

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-May-2011
Resident Land	.92	105,000				Sale price: 368,000
Resident Dwelling	1.00	202,730				Sale valid:
					Values	
Resident Excess	.03	160				Mkt value :
					Cost value: 439,843	
Summary			Utilities		Sales ratios	
Total assessments		307,890	Water	Connecticut	Cost/sale :	1.1952
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		307,890	Gas	None	Assmt/sale:	.8367

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	.030	7,500	225			225	158
Residual		1,307						
				.950 acres	Total land value		150,225	105,158

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				912	247,110
Heating	Yes	A/C	No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						76,799
Other Features	WB Stks		RR	21,207		
Sub-Total						353,616
Grade	B	Factor	1.2600	445,556		
CDU		C&D Factor	1.00	445,556		
Depreciation	35 %			289,611		
				Computed cost value @ 70%		
				202,728		

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	304	34,802
G Garages	FR Attached frame LE 65	529	23,353
P Porches, Patios, Decks	BPAT Brick/flagstone pati	494	11,265
L Living Area	OVER Frame Overhang	38	3,480
Total additions			76,799

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	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

