

Property at 00004 BROOKMOOR ROAD

Prop ID 1500004

Printed 05-Feb-2024 1:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EDGE CHRISTOPHER D AND
 Second name: RENEE T
 Address: 4 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1500004 Neigh.: Zone: R40 Vol: 606 Page: 729

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	187,620
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount
	None	

Last sale

Sale date: 26-May-2010
 Sale price: 380,000
 Sale valid:

Values

Mkt value :
 Cost value: 421,329

Summary

Total assessments	294,930
Total exemptions	
Net assessment	294,930

Utilities

Water	Connecticut
Sewer	None
Gas	None

Sales ratios

Cost/sale : 1.1088
 Mkt/sale :
 Assmt/sale: .7761

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	.200	7,500	1,500			1,500	1,050
Residual		8,712						

1.120 acres

Total land value

151,500

106,050

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 5
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Dormer linear f
Attic	99	None	Masonry trim sf
Grade	37	B-	Half Baths
Garage	22	Attached 2 car	Finish bsmt sz
Area Over Gar.	99	None	Rec Room Size 850
Basement	04	Full with walk-o	Living area 1,590
Bsmt Fin Qual	03	Rec Room W/ Air	# Living Units
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	255,730
Basement	Full with walk		1,590	
Heating	Yes	A/C Yes		7,320
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	10,500
Attic	None	Attic size:	Saunas	
Additions				48,327
Other Features	WB Stks	RR		30,552
Sub-Total				352,429
Grade	B-	Factor 1.1700		412,342
CDU		C&D Factor 1.00		412,342
Depreciation		35 %		268,022
		Computed cost value @ 70%		187,615

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
G Garages	FR Attached frame LE 65	485	21,636
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
P Porches, Patios, Decks	DECK Wood deck	384	10,172

Total additions 48,327

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2012	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

