

Property at 00026 BROOKMOOR ROAD

Prop ID 1500026

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Administrative Information

Owner name: JOHNSON NILS & GAIL
 Second name:
 Address: 26 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500026 Neigh.: Zone: R40 Vol: 815 Page: 1239

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 01-Jul-2026
Resident Dwelling	1.00	198,980			Sale price: 640,000
Resident Outbldg	1.00	3,010			Sale valid:

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.09	470			Mkt value :
					Cost value: 439,229

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	307,460	Water Connecticut	Cost/sale : .6863
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	307,460	Gas None	Assmt/sale: .4804

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	.090	7,500	675		675	473
Residual		3,920					

1.010 acres Total land value 150,675 105,473

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	37	B-	Whirlpools Living area 1,936
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
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: 1965

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	Value
Basement	Full with walk		1,936	301,270
Heating	Yes	A/C Yes		8,600
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	5,500
Attic	None	Attic size:		
Additions				49,155
Other Features	WB Stks			9,250

Sub-Total	Value
Grade B-	373,775
CDU Factor 1.1700	437,317
C&D Factor 1.00	437,317
Depreciation 35 %	284,256
Computed cost value @ 70%	198,979

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FEFF Frame enclosed first	264	25,176
P Porches, Patios, Decks	CPAT Concrete patio	108	920

Total additions 49,155

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00	2014	C	8,640	50	4,300
Utility Shed									
Value at 70%	3,010						Value at 100%		4,300

