

Property at 00035 BROOKMOOR ROAD

Prop ID 1500035

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Administrative Information

Owner name: HARVEY LORAN AND
 Second name: BELL-UPP GAILYN
 Address: 35 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500035 Neigh.: Zone: R40 Vol: 777 Page: 1281

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 11-Aug-2022
Resident Dwelling	1.00	214,570			Sale price: 500,000
Resident Outbldg	1.00	980			Sale valid:

Values	
Mkt value :	
Cost value:	459,500

Summary

Summary		Utilities		Sales ratios	
Total assessments	321,650	Water	Connecticut	Cost/sale :	.9190
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	321,650	Gas	None	Assmt/sale:	.6433

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	.210	7,500	1,575		1,575	1,103
Residual		9,148					

1.130 acres Total land value 151,575 106,103

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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	99	None	Living area	2,162
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
Actual Year Built: 1964				

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	2,162	331,010
Basement	Full with walk		
Heating	Yes A/C No		
Plumbing	2 F/B H/B Add'l fix. Wh/p		5,000
Attic	None Attic size:		
Additions			55,298
Other Features	WB Stks		11,750

Sub-Total		403,058
Grade B-	Factor 1.1700	471,578
CDU	C&D Factor 1.00	471,578
Depreciation	35 %	306,526
	Computed cost value @ 70%	214,568

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	72	4,387
P Porches, Patios, Decks	FEFF Frame enclosed first	200	19,072
P Porches, Patios, Decks	DECK Wood deck	32	848
G Garages	FR Attached frame LE 65	462	20,739
P Porches, Patios, Decks	DECK Wood deck	387	10,252

Total additions 55,298

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									

Value at 70% 980 Value at 100% 1,400

