

Property at 00038 BROOKMOOR ROAD

Prop ID 1500038

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Administrative Information

Owner name: HOYORD JENNIFER & ANDREW
 Second name:
 Address: 38 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500038 Neigh.: Zone: R40 Vol: 805 Page: 481

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	186,620
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Jul-2025
 Sale price: 675,000
 Sale valid:

Values

Mkt value :
 Cost value: 419,129

Summary

Total assessments	293,390
Total exemptions	
Net assessment	293,390

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6209
 Mkt/sale :
 Assmt/sale: .4347

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	.150	7,500	1,125			1,125	788
Residual		6,534						

1.070 acres

Total land value

151,125

105,788

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,845	289,290
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					31,884
Other Features		WB Stks		Bsmt Gar	20,884
Sub-Total					350,558
Grade	B-		Factor 1.1700		410,153
CDU			C&D Factor 1.00		410,153
Depreciation			35 %		266,599
Computed cost value @ 70%					186,619

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	322	8,530
L Living Area	FRFF Frame first floor	204	23,354

Total additions 31,884

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2020	C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			
						1,400			

