

Property at 00043 BROOKMOOR ROAD

Prop ID 1500043

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Administrative Information

Owner name: HAYAJNEH ZAINAB & OMAR
 Second name:
 Address: 43 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500043 Neigh.: Zone: R40 Vol: 746 Page: 1098

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Sep-2020
Resident Land	.92	105,000				Sale price: 392,500
Resident Dwelling	1.00	335,800				Sale valid: 18
					Values	
Resident Excess	.17	890				Mkt value : Cost value: 630,986
Summary			Utilities		Sales ratios	
Total assessments		441,690	Water	Connecticut	Cost/sale :	1.6076
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		441,690	Gas	None	Assmt/sale:	1.1253

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	.170	7,500	1,275		1,275	893
Residual		7,405					
		1.090 acres	Total land value			151,275	105,893

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	320
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,986
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
		Actual Year Built: 1964		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,200	303,350
Basement	Full			
Heating	Yes	A/C Yes		8,700
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				22,000
Other Features	Mason Trim	WB Stks	RR	260,194
Sub-Total				36,537
Grade	B-	Factor 1.1700		630,781
CDU		C&D Factor 1.00		738,014
Depreciation		35 %		738,014
Computed cost value @ 70%				479,709
				335,796

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	610	26,513
L Living Area	FRFF Frame first floor	378	43,274
L Living Area	AIR Air conditioning	378	1,149
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRFF Frame first floor	776	88,837
L Living Area	AIR Air conditioning	776	2,359
L Living Area	FRUF Frame upper full	224	18,756
L Living Area	AIR Air conditioning	224	681
L Living Area	BSMT Basement addition	194	3,575
P Porches, Patios, Decks	DECK Wood deck	564	14,940
P Porches, Patios, Decks	FEFF Frame enclosed first	196	18,691
P Porches, Patios, Decks	FEFF Frame enclosed first	132	12,588
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	AIR Air conditioning	208	632

Total additions 260,194

