

Property at 00044 BROOKMOOR ROAD

Prop ID 1500044

Printed 05-Feb-2024 1:24 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BIATHROW TIMOTHY J & DARCY L
Second name:
Address: 44 BROOKMOOR ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1500044 Neigh.: Zone: R40 Vol: 728 Page: 406

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	197,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-May-2019
Sale price: 390,000
Sale valid:

Values

Resident Excess	.18	950	Mkt value :	
			Cost value:	433,471

Summary

Total assessments	303,430
Total exemptions	
Net assessment	303,430

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1115
Mkt/sale :
Assmt/sale: .7780

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	.180	7,500	1,350		1,350	945
Residual		7,841					

1.100 acres

Total land value

151,350

105,945

Building Valuation Summary

				Area 1,898	
Dwelling	Frame	1 story w/bsmt			296,270
Basement	Full with walk				
Heating	Yes	A/C Yes			8,460
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					34,948
Other Features		WB Stks	RR		22,777

Sub-Total					370,955
Grade	B-	Factor 1.1700			434,017
CDU		C&D Factor 1.00			434,017
Depreciation		35 %			282,111
		Computed cost value @ 70%			197,478

Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		484	21,597
P Porches, Patios, Decks	FEFF Frame enclosed first		140	13,351

Total additions 34,948

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 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 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 440
Grade	37	B-	Whirlpools Living area 1,898
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	03	Rec Room W/ Air	W/B openings 3
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1965

