

Property at 00049 BROOKMOOR ROAD

Prop ID 1500049

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Administrative Information

Owner name: FEINSTEIN DAVID PAUL &
 Second name: DONNA MARIA TRUSTEES
 Address: 49 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500049 Neigh.: Zone: R40 Vol: 790 Page: 1175

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-Sep-1978	
Resident Land	.92	105,000			Sale price: 108,000	
Resident Dwelling	1.00	282,440			Sale valid:	
Resident Outbldg	1.00	16,800				
			Values			
Resident Excess	.50	2,630			Mkt value :	
					Cost value: 581,243	
Summary			Utilities		Sales ratios	
Total assessments		406,870	Water	Connecticut	Cost/sale :	5.3819
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		406,870	Gas	None	Assmt/sale:	3.7673

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	.500	7,500	3,750		3,750	2,625
Residual		21,780					
1.420 acres				Total land value		153,750	107,625

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	3
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	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	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	650
Interior Cond	05	Good	Living area	2,941
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,005	310,350
Basement	Full				
Heating	Yes	A/C Yes			8,860
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	20,500
Attic	None		Attic size:		
Additions					158,557
Other Features		WB Stks	RR		32,290
Sub-Total					530,557
Grade	B-	Factor 1.1700			620,752
CDU		C&D Factor 1.00			620,752
Depreciation		35 %			403,489
Computed cost value @ 70%					282,442

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	362	9,589
P Porches, Patios, Decks	FEFF Frame enclosed first	250	23,841
G Garages	FSF Full-story fin o/gar	100	6,698
G Garages	FR Attached frame LE 65	550	24,172
G Garages	FSF Full-story fin o/gar	276	18,488
G Garages	FR Attached frame LE 65	276	13,482
L Living Area	FRFF Frame first floor	230	26,331
L Living Area	FRUF Frame upper full	230	19,258
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	FRUF Frame upper full	50	4,187
P Porches, Patios, Decks	UTIL Utility building	138	3,942
L Living Area	AIR Air conditioning	100	304
L Living Area	AIR Air conditioning	276	839
L Living Area	AIR Air conditioning	230	699
L Living Area	AIR Air conditioning	230	699
L Living Area	AIR Air conditioning	50	152
L Living Area	AIR Air conditioning	50	152
Total additions			158,557

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%			16,800	Value at 100%			24,000		

