

Property at 00050 BROOKMOOR ROAD

Prop ID 1500050

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

Administrative Information

Owner name: MAY MARY E
 Second name:
 Address: 50 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500050 Neigh.: Zone: R40 Vol: 676 Page: 396

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Aug-2008
Resident Land	.92	105,000				Sale price: 556,000
Resident Dwelling	1.00	268,630				Sale valid:
					Values	
Resident Excess	.20	1,050				Mkt value :
					Cost value: 535,257	
Summary			Utilities		Sales ratios	
Total assessments		374,680	Water	Connecticut	Cost/sale :	.9627
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		374,680	Gas	None	Assmt/sale:	.6739

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	.200	7,500	1,500			1,500	1,050
Residual		8,712						
1.120 acres				Total land value			151,500	106,050

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	
Grade	37	B-	Addn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full with walk			1,408	299,930	
Heating	Yes	A/C	Yes		8,590	
Plumbing	4 F/B	H/B	2 Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			16,000	
Additions					137,778	
Other Features	WB Stks		RR	42,314		
Sub-Total					504,612	
Grade	B-	Factor	1.1700	590,396		
CDU		C&D Factor	1.00	590,396		
Depreciation			35 %	383,757		
				Computed cost value @ 70%	268,630	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	80	682
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	BSMT Basement addition	262	4,828
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
G Garages	FRL Attached frame GT 65	836	37,454
P Porches, Patios, Decks	DECK Wood deck	360	9,536
L Living Area	AIR Air conditioning	272	827
L Living Area	AIR Air conditioning	240	730
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535
Total additions			137,778

