

Property at 00055 BROOKMOOR ROAD

Prop ID 1500055

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Administrative Information

Owner name: CORRADO ADAM D AND
 Second name: MARITA A TRUSTEES
 Address: 55 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500055 Neigh.: Zone: R40 Vol: 737 Page: 163

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Oct-2007
Resident Land	.92	105,000	LBA	Volfire	15,630	Sale price: 469,500
Resident Dwelling	1.00	228,600				Sale valid:
Resident Outbldg	2.00	2,380				Values
Resident Excess	.33	1,730				Mkt value :
						Cost value: 482,443
Summary			Utilities		Sales ratios	
Total assessments		337,710	Water	Connecticut	Cost/sale :	1.0276
Total exemptions		15,630	Sewer	Public sewer	Mkt/sale :	
Net assessment		322,080	Gas	None	Assmt/sale:	.7193

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	.330	7,500	2,475		2,475	1,733
Residual		14,375					
1.250 acres				Total land value		152,475	106,733

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	3
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	04	Living Area w/o	W/B stacks	2
Air Condition	02	Partial Central	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,873
Basement	Full with walk		292,980
Heating	Yes	A/C Yes	8,370
Plumbing	3 F/B	H/B 3 Add'l fix.	Wh/p Saunas 11,500
Attic	Fully Finished		Attic size: 392 16,120
Additions			60,705
Other Features	WB Stks	RR	Bsmt Gar 39,742
Sub-Total			429,417
Grade	B-	Factor 1.1700	502,418
CDU		C&D Factor 1.00	502,418
Depreciation		35 %	326,572
	Computed cost value @ 70%		228,600

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	416	11,020
L Living Area	FRFF Frame first floor	434	49,685
Total additions			60,705

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	10	120	30.00		C	3,600	50	1,800
Utility Shed									
C84 Canopy	12	13	156	21.10	2009	C	3,292	50	1,600
Value at 70%	2,380		Value at 100%		3,400				

