

Property at 00063 BROOKMOOR ROAD

Prop ID 1500063

Printed 20-Aug-2026 11:00 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: FRIDKIN YEVGENIY AND  
 Second name: KIRYANOVA ELENA  
 Address: 63 BROOKMOOR ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 1500063 Neigh.: Zone: R40 Vol: 817 Page: 474

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 208,620 |
| Resident Outbldg  | 2.00 | 15,540  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 11-Aug-2026  
 Sale price: 775,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 472,629

## Summary

| Total assessments | 330,840 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 330,840 |  |

## Utilities

| Water | Connecticut |  |
|-------|-------------|--|
| Sewer | Septic      |  |
| Gas   | None        |  |

## Sales ratios

Cost/sale : .6098  
 Mkt/sale :  
 Assmt/sale: .4269

## 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     | .320       | 7,500   | 2,400   |      |      | 2,400   | 1,680     |
| Residual     | 13,939 |            |         |         |      |      |         |           |

1.240 acres

Total land value

152,400

106,680

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 01   | Ranch            |             |  |
| Exterior Walls | 02   | Wood Shingles    |             |  |
| Roof Material  | 01   | Asphalt Shingles |             |  |
| Roof Type      | 01   | Gable            |             |  |
| Foundation     | 01   | Poured Concrete  |             |  |
| Interior Walls | 02   | Drywall          |             |  |
| Floors         | 01   | Hardwood         |             |  |
| Heating System | 01   | Hot Water        |             |  |
| Fuel           | 01   | Oil              |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 37   | B-               |             |  |
| Garage         | 22   | Attached 2 car   |             |  |
| Area Over Gar. | 99   | None             |             |  |
| Basement       | 04   | Full with walk-o |             |  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

Actual Year Built: 1967

## Building Valuation Summary

|                |                |                           |             |       |         |
|----------------|----------------|---------------------------|-------------|-------|---------|
| Dwelling       | Frame          | 1 story w/bsmt            | Area        | 1,857 | 290,870 |
| Basement       | Full with walk |                           |             |       |         |
| Heating        | Yes            | A/C Yes                   |             |       | 8,310   |
| Plumbing       | 2 F/B          | 1 H/B                     | Add'l fix.  | Wh/p  | Saunas  |
| Attic          | None           |                           | Attic size: |       | 8,500   |
| Additions      |                |                           |             |       | 54,663  |
| Other Features |                | WB Stks                   | RR          |       | 29,533  |
| Sub-Total      |                |                           |             |       | 391,876 |
| Grade          | B-             | Factor 1.1700             |             |       | 458,495 |
| CDU            |                | C&D Factor 1.00           |             |       | 458,495 |
| Depreciation   |                | 35 %                      |             |       | 298,022 |
|                |                | Computed cost value @ 70% |             |       | 208,615 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 108  | 6,580  |
| G Garages                | FR Attached frame LE 65   | 506  | 22,456 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 156  | 3,557  |
| P Porches, Patios, Decks | DECK Wood deck            | 643  | 17,033 |
| L Living Area            | OVER Frame Overhang       | 55   | 5,037  |

Total additions 54,663

## Outbuilding Information

| Description        | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|--------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RP5 Pool w/ Gunite | 16  | 24  | 384    | 110.5 |      | C   | 42,451        | 50   | 21,200 |
| SR1                | 8   | 12  | 96     | 21.10 |      |     | 2,026         | 50   | 1,000  |
| Value at 70%       |     |     | 15,540 |       |      |     | Value at 100% |      | 22,200 |

