

Property at 00071 BROOKMOOR ROAD

Prop ID 1500071

Printed 05-Feb-2024 1:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEDAS DAVID
 Second name:
 Address: 71 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500071 Neigh.: Zone: R40 Vol: 753 Page: 333

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Jan-2021
Resident Land	.92	105,000				Sale price: 386,000
Resident Dwelling	1.00	254,490				Sale valid:
					Values	
Resident Excess	1.10	5,780			Mkt value :	
					Cost value:	521,814
Summary			Utilities		Sales ratios	
Total assessments	365,270		Water	Connecticut	Cost/sale :	1.3518
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	365,270		Gas	None	Assmt/sale:	.9463

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	1.100	7,500	8,250			8,250	5,775
Residual		47,916						
2.020 acres				Total land value			158,250	110,775

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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: 1967	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	343,240
Basement	Full with walk		2,255	
Heating	Yes	A/C Yes		9,790
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	14,500
Attic	None	Attic size:	Saunas	
Additions				61,175
Other Features	WB Stks	RR		49,342
Sub-Total				478,047
Grade	B-	Factor 1.1700		559,315
CDU		C&D Factor 1.00		559,315
Depreciation		35 %		363,555
Computed cost value @ 70%				254,489

Building additions

Category	Type	Area	Value
L Living Area	AIR Air conditioning	120	365
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
G Garages	FR Attached frame LE 65	624	27,060
P Porches, Patios, Decks	DECK Wood deck	672	17,801
Total additions			61,175

