

Property at 00077 BROOKMOOR ROAD

Prop ID 1500077

Printed 05-Feb-2024 1:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GOLDSTEIN HEIDI & STUART
 Second name:
 Address: 77 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500077 Neigh.: Zone: R40 Vol: 760 Page: 789

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jun-2021
Resident Land	.92	105,000				Sale price: 520,000
Resident Dwelling	1.00	238,750				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	1.01	5,300				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	350,310		Water	Connecticut	Cost/sale :	.9624
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	350,310		Gas	None	Assmt/sale:	.6737

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	1.010	7,500	7,575			7,575	5,303
Residual		43,996						
1.930 acres				Total land value			157,575	110,303

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
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	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,648	263,370
Basement	Full				
Heating	Yes	A/C Yes			7,530
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					152,575
Other Features		WB Stks			16,000
Sub-Total					448,475
Grade	B-	Factor 1.1700			524,716
CDU		C&D Factor 1.00			524,716
Depreciation		35 %			341,065
		Computed cost value @ 70%			238,746

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
L Living Area	FRFF Frame first floor	859	98,339
G Garages	FR Attached frame LE 65	603	26,240
P Porches, Patios, Decks	BPAT Brick/flagstone pati	192	4,378
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
L Living Area	AIR Air conditioning		
Total additions			152,575

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2010	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

Scale: 1" = 11.16 feet