

Property at 00078 BROOKMOOR ROAD

Prop ID 1500078

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Administrative Information

Owner name: DIAMOND DAVID R AND
Second name: SHEILA T
Address: 78 BROOKMOOR ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1500078 Neigh.: Zone: R40 Vol: 356 Page: 1053

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	206,560

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Sep-1998
Sale price: 285,000
Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.33	1,730			447,557

Summary

Total assessments	
313,290	
Total exemptions	
313,290	
Net assessment	

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5704
Mkt/sale :
Assmt/sale: 1.0993

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,008	265,860
Heating	Yes	A/C Yes		7,650
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				78,700
Other Features	WB Stks	RR		26,799

Sub-Total			
Grade	B-	Factor 1.1700	453,971
CDU		C&D Factor 1.00	453,971
Depreciation		35 %	295,081
		Computed cost value @ 70%	206,557

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	BSMT Basement addition	256	4,718
G Garages	FR Attached frame LE 65	528	23,314

Total additions 78,700

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size 800
Grade	37	B-	Whirlpools Living area 2,272
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1972

