

Property at 00083 BROOKMOOR ROAD

Prop ID 1500083

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Administrative Information

Owner name: LAMONTAGNE JULIE L & KYLE R
 Second name:
 Address: 83 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500083 Neigh.: Zone: R40 Vol: 745 Page: 29

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Aug-2020
Resident Land	.92	105,000				Sale price: 425,000
Resident Dwelling	1.00	265,730				Sale valid:
Resident Outbldg	1.00	2,660				Values
Resident Excess	.30	1,580				Mkt value :
						Cost value: 535,671
Summary			Utilities		Sales ratios	
Total assessments		374,970	Water	Connecticut	Cost/sale :	1.2604
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		374,970	Gas	None	Assmt/sale:	.8823

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	.300	7,500	2,250			2,250	1,575
Residual		13,068						
1.220 acres				Total land value			152,250	106,575

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	3
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	03	Rec Room W/ Air	W/B openings	4
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	2,202	336,270
Basement	Full				
Heating	Yes	A/C Yes			9,590
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					95,736
Other Features		WB Stks	RR		48,573
Sub-Total					499,169
Grade	B-	Factor 1.1700			584,028
CDU		C&D Factor 1.00			584,028
Depreciation		35 %			379,618
		Computed cost value @ 70%			265,733

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	FEFF Frame enclosed first	336	32,042
P Porches, Patios, Decks	BPAT Brick/flagstone pati	294	6,704
G Garages	FR Attached frame LE 65	504	22,378
Total additions			95,736

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	16	256	30.00	2021	C	7,680	50	3,800
Utility Shed									
Value at 70%			2,660				Value at 100%		3,800

