

Property at 00084 BROOKMOOR ROAD

Prop ID 1500084

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

Administrative Information

Owner name: RAISSIAN KERRI M & TONY A
 Second name:
 Address: 84 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500084 Neigh.: Zone: R40 Vol: 716 Page: 1114

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Feb-2018
Resident Land	.92	105,000				Sale price: 424,900
Resident Dwelling	1.00	257,830				Sale valid:
					Values	
Resident Excess	.30	1,580			Mkt value :	
					Cost value: 520,586	
Summary			Utilities		Sales ratios	
Total assessments	364,410		Water	Connecticut	Cost/sale :	1.2252
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	364,410		Gas	None	Assmt/sale:	.8576

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

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,331	328,940
Basement	Full						
Heating	Yes	A/C Yes					9,420
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		14,000
Attic	None			Attic size:			
Additions							101,421
Other Features		WB Stks	RR	Bsmt Gar			30,546
Sub-Total							484,327
Grade	B-	Factor 1.1700					566,663
CDU		C&D Factor 1.00					566,663
Depreciation		35 %					368,331
Computed cost value @ 70%							257,832

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799
P Porches, Patios, Decks	FOFF Frame open first flo	200	12,185
P Porches, Patios, Decks	DECK Wood deck	120	3,179
P Porches, Patios, Decks	UTIL Utility building	320	9,140
G Garages	FR Attached frame LE 65	609	26,474
G Garages	FSF Full-story fin o/gar	609	40,793
L Living Area	AIR Air conditioning	609	1,851
Total additions			101,421

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	11	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	1
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1972	

