

Property at 00089 BROOKMOOR ROAD

Prop ID 1500089

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Administrative Information

Owner name: PETRUNTI WILLIAM & ERIN
Second name:
Address: 89 BROOKMOOR ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1500089 Neigh.: Zone: R40 Vol: 647 Page: 943

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	231,070
Resident Outbldg	1.00	2,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Sep-2012
Sale price: 324,000
Sale valid:

Values

Mkt value :
Cost value: 488,657

Summary

Total assessments	342,060
Total exemptions	
Net assessment	342,060

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5082
Mkt/sale :
Assmt/sale: 1.0557

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	.660	7,500	4,950			4,950	3,465
Residual		28,750						

1.580 acres

Total land value

154,950

108,465

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
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 1,997	309,290
Basement	Full with walk			
Heating	Yes	A/C Yes		8,830
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	10,500
Attic	None	Attic size:		
Additions				53,108
Other Features	WB Stks	RR		52,338
Sub-Total				434,066
Grade	B-	Factor 1.1700		507,857
CDU		C&D Factor 1.00		507,857
Depreciation		35 %		330,107
Computed cost value @ 70%				231,075

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	506	22,456
P Porches, Patios, Decks	BPAT Brick/flagstone pati	120	2,736
P Porches, Patios, Decks	DECK Wood deck	240	6,358
G Garages	FR Attached frame LE 65	483	21,558

Total additions 53,108

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2016	C	7,200	50	3,600
Utility Shed									
Value at 70%		2,520	Value at 100%		3,600				

