

Property at 00095 BROOKMOOR ROAD

Prop ID 1500095

Printed 04-Apr-2025 2:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RICHARD ELIZABETH R AND
 Second name: STEVEN G
 Address: 95 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500095 Neigh.: Zone: R40 Vol: 682 Page: 872

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Feb-2015
Resident Land	.92	105,000				Sale price: 390,000
Resident Dwelling	1.00	219,570				Sale valid:
Resident Outbldg	1.00	2,030				Values
						Mkt value :
Resident Excess	.08	420				Cost value: 467,171
Summary			Utilities		Sales ratios	
Total assessments		327,020	Water	Connecticut	Cost/sale :	1.1979
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		327,020	Gas	None	Assmt/sale:	.8385

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres				Total land value			150,600	105,420

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	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	2 story w/bsmt			Area	
Basement	Full with walk			1,040	272,110	
Heating	Yes	A/C	Yes		7,820	
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:				
Additions					87,495	
Other Features	WB Stks			RR	31,037	
Sub-Total					412,462	
Grade	B-	Factor	1.1700		482,581	
CDU		C&D Factor	1.00		482,581	
Depreciation			35 %		313,678	
				Computed cost value @ 70%	219,575	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	UATT Unfinished attic	150	2,626
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	DECK Wood deck	632	16,742
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
L Living Area	BSMT Basement addition	280	5,160
Total additions			87,495

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2018	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030	Value at 100%			2,900		

Scale: 1" = 7.84 feet

