

Property at 00106 BROOKMOOR ROAD

Prop ID 1500106

Printed 05-Feb-2024 1:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HAWK JAMES C & MARY B
 Second name:
 Address: 106 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500106 Neigh.: Zone: R40 Vol: 678 Page: 704

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	222,450
Resident Outbldg	1.00	2,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-2014
 Sale price: 380,000
 Sale valid:

Values

Mkt value :
 Cost value: 471,543

Summary

Total assessments	330,080
Total exemptions	
Net assessment	330,080

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2409
 Mkt/sale :
 Assmt/sale: .8686

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	.020	7,500	150			150	105
Residual	871							

.940 acres

Total land value

150,150

105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
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	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	37	B-	Whirlpools	2
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		952	254,920
Basement	Full				
Heating	Yes	A/C Yes			7,340
Plumbing	3 F/B	1 H/B	1 Add'l fix.	2 Wh/p	Saunas
Attic	None			Attic size:	19,000
Additions					94,670
Other Features	Mason Trim	WB Stks	M Stks	RR	41,936
Sub-Total					417,866
Grade	B-		Factor 1.1700		488,903
CDU			C&D Factor 1.00		488,903
Depreciation			35 %		317,787
Computed cost value @ 70%					222,451

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame	GT 65	728	32,616
L Living Area	FRFF	Frame first floor	300	34,344
L Living Area	FRUH	Frame upper half	300	15,341
L Living Area	BSMT	Basement addition	300	5,528
P Porches, Patios, Decks	BPAT	Brick/flagstone pati	240	5,473
L Living Area	AIR	Air conditioning	300	912
L Living Area	AIR	Air conditioning	150	456

Total additions 94,670

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2018	C	7,200	50	3,600
Utility Shed									
Value at 70%					2,520	Value at 100%			
						3,600			

