

Property at 00107 BROOKMOOR ROAD

Prop ID 1500107

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Administrative Information

Owner name: ROLLINS SUZANNE &
 Second name: WEBB RENALDO
 Address: 107 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500107 Neigh.: Zone: R40 Vol: 794 Page: 922

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2024
Resident Land	.92	105,000				Sale price: 682,000
Resident Dwelling	1.00	281,560				Sale valid:
					Values	
Resident Excess	.48	2,520				Mkt value :
						Cost value: 555,829
Summary			Utilities		Sales ratios	
Total assessments		389,080	Water	Connecticut		Cost/sale : .8150
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		389,080	Gas	None		Assmt/sale: .5705

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	.480	7,500	3,600			3,600	2,520
Residual		20,909						
1.400 acres				Total land value			153,600	107,520

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	1
Garage	02	Built-in 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				962	256,870
Basement	Full with walk						
Heating	Yes	A/C Yes					7,390
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		16,500
Attic	None			Attic size:			
Additions							234,634
Other Features		WB Stks					13,500
Sub-Total							528,894
Grade	B-	Factor 1.1700					618,806
CDU		C&D Factor 1.00					618,806
Depreciation		35 %					402,224
Computed cost value @ 70%							281,557

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	816	93,416
L Living Area	BSMT Basement addition	816	15,037
P Porches, Patios, Decks	DECK Wood deck	444	11,762
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	FRUH Frame upper half	210	10,739
L Living Area	BSMT Basement addition	210	3,870
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	OVER Frame Overhang	37	3,389
G Garages	FR Attached frame LE 65	552	24,250
G Garages	FSF Full-story fin o/gar	552	36,975
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	552	1,678
L Living Area	AIR Air conditioning	816	2,481
L Living Area	AIR Air conditioning	210	638
L Living Area	AIR Air conditioning	105	319
L Living Area	AIR Air conditioning	37	112
L Living Area	AIR Air conditioning	24	73
Total additions			234,634

