

Property at 00120 BROOKMOOR ROAD

Prop ID 1500120

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Administrative Information

Owner name: KRAUSS DOUGLAS A JR AND
Second name: DEBRA A
Address: 120 BROOKMOOR ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1500120 Neigh.: Zone: R40 Vol: 331 Page: 744

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	180,390
Resident Outbldg	1.00	2,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-May-1997
Sale price: 195,000
Sale valid: Y

Values

Mkt value :
Cost value: 411,829

Summary

Total assessments	288,280
Total exemptions	
Net assessment	288,280

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.1119
Mkt/sale :
Assmt/sale: 1.4784

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	.070	7,500	525			525	368
Residual		3,049						

.990 acres

Total land value

150,525

105,368

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	37	B-	
Garage	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Total Rooms	6	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	
Whirlpools		Living area	1,852
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	3		

Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	290,210
Basement	Full		1,852	
Heating	Yes	A/C Yes		8,290
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	6,000
Attic	None	Attic size:		
Additions				17,613
Other Features	WB Stks		Bsmt Gar	16,750

Sub-Total				338,863
Grade	B-	Factor 1.1700		396,470
CDU		C&D Factor 1.00		396,470
Depreciation		35 %		257,706
		Computed cost value @ 70%		180,394

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
P Porches, Patios, Decks	CPAT Concrete patio	500	4,262

Total additions 17,613

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2000	C	7,200	50	3,600
Utility Shed									

Value at 70% 2,520

Value at 100% 3,600

