

Property at 00127 BROOKMOOR ROAD

Prop ID 1500127

Printed 05-Feb-2024 1:29 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: DUMOND KEITH & STACIE  
 Second name:  
 Address: 127 BROOKMOOR ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 1500127 Neigh.: Zone: R40 Vol: 762 Page: 226

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 06-Jul-2021 |
| Resident Land     | .92     | 105,000 |            |             |              | Sale price: 400,000    |
| Resident Dwelling | 1.00    | 179,860 |            |             |              | Sale valid:            |
| Resident Outbldg  | 1.00    | 1,680   |            |             |              | Values                 |
| Resident Excess   | .34     | 1,790   |            |             |              | Mkt value :            |
|                   |         |         |            |             |              | Cost value: 411,900    |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 288,330 |         | Water      | Connecticut | Cost/sale :  | 1.0298                 |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 288,330 |         | Gas        | None        | Assmt/sale:  | .7208                  |

## 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     | .340       | 7,500   | 2,550            |      |      | 2,550   | 1,785     |
| Residual     | 14,810 |            |         |                  |      |      |         |           |
| 1.260 acres  |        |            |         | Total land value |      |      | 152,550 | 106,785   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | 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 | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 37   | B-               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 1 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1973 |   |

## Building Valuation Summary

|                |       |                           |             |      |         |
|----------------|-------|---------------------------|-------------|------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | Area        | 864  | 237,730 |
| Basement       | Full  |                           |             |      |         |
| Heating        | Yes   | A/C No                    |             |      |         |
| Plumbing       | 2 F/B | 1 H/B                     | Add'l fix.  | Wh/p | Saunas  |
| Attic          | None  |                           | Attic size: |      | 8,500   |
| Additions      |       |                           |             |      | 82,245  |
| Other Features |       | WB Stks                   | RR          |      | 9,393   |
| Sub-Total      |       |                           |             |      | 337,868 |
| Grade          | B-    | Factor 1.1700             |             |      | 395,306 |
| CDU            |       | C&D Factor 1.00           |             |      | 395,306 |
| Depreciation   |       | 35 %                      |             |      | 256,949 |
|                |       | Computed cost value @ 70% |             |      | 179,864 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 36   | 3,297  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 56   | 3,412  |
| L Living Area            | FRFF Frame first floor    | 266  | 30,452 |
| L Living Area            | BSMT Basement addition    | 266  | 4,902  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 224  | 13,647 |
| P Porches, Patios, Decks | DECK Wood deck            | 154  | 4,079  |
| G Garages                | FR Attached frame LE 65   | 506  | 22,456 |
| Total additions          |                           |      | 82,245 |

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 16  | 160   | 30.00 |      | C   | 4,800         | 50   | 2,400 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,680 |       |      |     | Value at 100% |      | 2,400 |

