

Property at 00128 BROOKMOOR ROAD

Prop ID 1500128

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

Administrative Information

Owner name: COMBS PETER M AND VERA
 Second name:
 Address: 128 BROOKMOOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1500128 Neigh.: Zone: R40 Vol: 558 Page: 1249

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-May-2007
Resident Land	.92	105,000				Sale price: 370,000
Resident Dwelling	1.00	218,200				Sale valid: Y
Resident Outbldg	1.00	3,500				Values
Resident Excess	.18	950				Mkt value :
						Cost value: 468,071
Summary			Utilities		Sales ratios	
Total assessments		327,650	Water	Connecticut	Cost/sale :	1.2651
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		327,650	Gas	None	Assmt/sale:	.8855

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	.180	7,500	1,350			1,350	945
Residual		7,841						
1.100 acres				Total land value			151,350	105,945

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
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	1 story w/bsmt			Area	2,148	329,160
Basement	Full with walk						
Heating	Yes	A/C	Yes			9,390	
Plumbing	3 F/B	H/B	2 Add'l fix.	Wh/p	Saunas	11,000	
Attic	None	Attic size:					
Additions						13,810	
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar		46,522	
Sub-Total						409,882	
Grade	B-	Factor	1.1700			479,562	
CDU		C&D Factor	1.00			479,562	
Depreciation			35 %			311,715	
		Computed cost value @ 70%				218,201	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	CPAT Concrete patio	192	1,636
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
Total additions			13,810

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	24	336	30.00	2020	C	10,080	50	5,000
Utility Shed									
Value at 70%	3,500		Value at 100%		5,000				

