

Property at 00003 BROCKLESBY ROAD

Prop ID 5020003

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Administrative Information

Owner name: LALLY ANNE M
Second name:
Address: 3 BROCKLESBY ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
Lot: 5020003 Neigh.: Zone: RU2A Vol: 731 Page: 1136

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Aug-2019
Resident Land	2.00	525,000				Sale price: 1,475,000
Resident Dwelling	1.00	955,580				Sale valid:
					Values	
Resident Excess	1.13	2,970				Mkt value : Cost value: 2,119,357
Summary			Utilities		Sales ratios	
Total assessments		1,483,550	Water	Well	Cost/sale :	1.4369
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		1,483,550	Gas	None	Assmt/sale:	1.0058

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000			750,000	525,000
Primary Site		87,120						
RES	12	1.130	7,500	8,475	.50		4,238	2,967
Residual		49,223						
		3.130 acres		Total land value			754,238	527,967

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	02	Slate	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	04	Fully finished w	Dormer linear f	
Grade	60	AA	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	8
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	7,554
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2000	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	4,352
Basement	Full		619,200
Heating	Yes	A/C Yes	17,570
Plumbing	5 F/B	2 H/B	8 Add'l fix.
Attic	Fully finished w/WH	1 Wh/p	Saunas
Additions		Attic size: 2,046	33,500
Other Features			60,035
		M Stks	250,557
			3,000
Sub-Total			983,862
Grade	AA	Factor 1.8500	1,820,145
CDU		C&D Factor 1.00	1,820,145
Depreciation		25 %	1,365,109
		Computed cost value @ 70%	955,576

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,162	52,060
G Garages	FSF Full-story fin o/gar	368	24,650
L Living Area	AIR Air conditioning	368	1,119
P Porches, Patios, Decks	BPAT Brick/flagstone pati	2,984	68,047
L Living Area	BSMT Basement addition	770	14,190
L Living Area	FRFF Frame first floor	770	88,150
L Living Area	AIR Air conditioning	770	2,341
Total additions			250,557

