

Property at 00015 BROCKLESBY ROAD

Prop ID 5020015

Printed 07-Feb-2024 9:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CONNAL JUDY A
 Second name:
 Address: 15 BROCKLESBY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 5020015 Neigh.: Zone: RU2A Vol: 710 Page: 919

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Jun-2017
Resident Land	2.00	525,000				Sale price: 2,100,000
Resident Dwelling	1.00	1,041,850				Sale valid:
Resident Outbldg	2.00	90,020				Values
Resident Excess	.74	3,890				Mkt value :
						Cost value: 2,372,514
Summary			Utilities		Sales ratios	
Total assessments	1,660,760		Water	Well	Cost/sale :	1.1298
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	1,660,760		Gas	None	Assmt/sale:	.7908

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	.740	7,500	5,550			5,550	3,885
Residual		32,234						
2.740 acres		Total land value		755,550	528,885			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	06	Brick		
Roof Material	02	Slate	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	15
Interior Walls	02	Drywall	Bedrooms	7
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	6
Fuel	01	Oil	Half Baths	3
Attic	01	Fully Finished	Addtn'l fixtures	5
Grade	63	AA+	Whirlpools	1
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	4
Air Condition	01	Central Air	W/B openings	5
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1998	

Building Valuation Summary

		Area	
Dwelling	Masonry	2 story w/bsmt	3,329
Basement	Full		754,210
Heating	Yes	A/C Yes	20,430
Plumbing	6 F/B	3 H/B	5 Add'l fix.
Attic	Fully Finished	1 Wh/p	Saunas
Additions		Attic size: 1,400	37,170
Other Features	WB Stks		181,301
Sub-Total			1,063,111
Grade	AA+	Factor 2.0000	2,126,222
CDU		C&D Factor 1.00	2,126,222
Depreciation		30 %	1,488,355
		Computed cost value @ 70%	1,041,849

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	MOFF Masonry open first f	360	24,565
L Living Area	MAUF Masonry upper full	360	32,194
L Living Area	AIR Air conditioning	360	1,094
G Garages	MAL Attached masonry GT	1,066	47,759
L Living Area	MAUF Masonry upper full	779	69,665
L Living Area	AIR Air conditioning	779	2,368
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
Total additions			181,301

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	22	42	924	110.5	1999	A	158,330	50	79,200
RPH Res. Pool House	18	28	504	126.5	1999	A	98,861	50	49,400
Value at 70%	90,020		Value at 100%		128,600				

