

Property at 00041 BRIAN LANE

Prop ID 1440041

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

## Administrative Information

Owner name: CHAKRAVARTHY AIMEE AND  
 Second name: METTURDHARMA CHAKRAVARTHY  
 Address: 41 BRIAN LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 006 Clerk map:  
 Lot: 1440041 Neigh.: Zone: R40 Vol: 779 Page: 278

| Assessments       |      |         | Exemptions |             | Last sale    |                        |
|-------------------|------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       | Sale date: 19-Sep-2022 |
| Resident Land     | .92  | 122,500 |            |             |              | Sale price: 1,000,000  |
| Resident Dwelling | 1.00 | 547,780 |            |             |              | Sale valid:            |
|                   |      |         |            |             | Values       |                        |
| Resident Excess   | 1.19 | 6,250   |            |             |              | Mkt value :            |
|                   |      |         |            |             |              | Cost value: 966,471    |
| Summary           |      |         | Utilities  |             | Sales ratios |                        |
| Total assessments |      | 676,530 | Water      | Connecticut |              | Cost/sale : .9665      |
| Total exemptions  |      |         | Sewer      | Septic      |              | Mkt/sale :             |
| Net assessment    |      | 676,530 | Gas        | None        |              | Assmt/sale: .6765      |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 175,000 | 175,000          |      |      | 175,000 | 122,500   |
| Primary Site |     | 40,075     |         |                  |      |      |         |           |
| RES          | 12  | 1.190      | 7,500   | 8,925            |      |      | 8,925   | 6,248     |
| Residual     |     | 51,836     |         |                  |      |      |         |           |
| 2.110 acres  |     |            |         | Total land value |      |      | 183,925 | 128,748   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |    |
|----------------|------|------------------|-------------------------|----|
| Style          | 19   | Modern Colonial  |                         |    |
| Exterior Walls | 01   | Clapboards       |                         |    |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |    |
| Roof Type      | 02   | Hip              |                         |    |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 12 |
| Interior Walls | 02   | Drywall          | Garage cars             | 3  |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 5  |
| Heating System | 07   | Hydro Air        | Family Rooms            | 1  |
| Fuel           | 01   | Oil              | Full Baths              | 4  |
| Attic          | 99   | None             | Half Baths              | 1  |
| Grade          | 50   | A                | Addtn'l fixtures        | 4  |
| Garage         | 23   | Attached 3 car   | Whirlpools              | 1  |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  |    |
| Basement       | 01   | Full             | M/F stacks              |    |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B stacks              | 3  |
| Air Condition  | 01   | Central Air      | W/B openings            | 6  |
| Interior Cond  | 05   | Good             |                         |    |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1995 |    |

## Building Valuation Summary

|                |                    | Area                      |              |
|----------------|--------------------|---------------------------|--------------|
| Dwelling       | Frame              | 2 story w/bsmt            | 2,317        |
| Basement       | Full               |                           | 521,490      |
| Heating        | Yes                | A/C Yes                   | 14,860       |
| Plumbing       | 4 F/B              | 1 H/B                     | 4 Add'l fix. |
| Attic          | None               | 1 Wh/p                    | Saunas       |
| Additions      |                    | Attic size:               | 23,000       |
| Other Features | Mason Trim WB Stks |                           | 108,792      |
| Sub-Total      |                    |                           | 53,091       |
| Grade          | A                  | Factor 1.5500             | 721,233      |
| CDU            |                    | C&D Factor 1.00           | 1,117,911    |
| Depreciation   |                    | 30 %                      | 1,117,911    |
|                |                    | Computed cost value @ 70% | 782,538      |
|                |                    |                           | 547,777      |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| L Living Area            | BSMT Basement addition   | 60   | 1,106  |
| L Living Area            | FRFF Frame first floor   | 60   | 6,869  |
| L Living Area            | AIR Air conditioning     | 60   | 182    |
| G Garages                | FRL Attached frame GT 65 | 782  | 35,035 |
| G Garages                | FSF Full-story fin o/gar | 570  | 38,181 |
| L Living Area            | AIR Air conditioning     | 570  | 1,733  |
| P Porches, Patios, Decks | DECK Wood deck           | 664  | 17,589 |
| L Living Area            | BSMT Basement addition   | 20   | 369    |
| L Living Area            | FRFF Frame first floor   | 20   | 2,290  |
| L Living Area            | AIR Air conditioning     | 40   | 122    |
| L Living Area            | BSMT Basement addition   | 40   | 737    |
| L Living Area            | FRFF Frame first floor   | 40   | 4,579  |

Total additions 108,792

