

Property at 00044 BRIAN LANE

Prop ID 1440044

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Administrative Information

Owner name: YARMEISCH KAPLAN MICHELLE ANN
Second name: TRUSTEE
Address: 44 BRIAN LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1440044 Neigh.: Zone: R40 Vol: 787 Page: 1243

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	534,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Sep-2023
Sale price: 910,000
Sale valid:

Values

Resident Excess	.03	160

Summary

Total assessments	656,910
Total exemptions	
Net assessment	656,910

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0313
Mkt/sale :
Assmt/sale: .7219

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

175,225

122,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	03	Partial	Masonry trim sf	1,000
Basement	01	Full	Addtn'l fixtures	5
Bsmt Fin Qual	01	Unfinished	Whirlpools	
Air Condition	01	Central Air	Saunas	5,397
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1992	

Building Valuation Summary

				Area	
Dwelling	Frame	1 1/2 story w/bsmt		2,923	557,920
Basement	Full				
Heating	Yes	A/C Yes			15,860
Plumbing	3 F/B	2 H/B	5 Add'l fix.	Wh/p	19,500
Attic	None		Attic size:		
Additions					131,310
Other Features	Mason Trim	WB Stks			32,939

Sub-Total				757,529
Grade	A	Factor 1.5500		1,174,170
CDU		C&D Factor 1.00		1,174,170
Depreciation		35 %		763,211
		Computed cost value @ 70%		534,248

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame GT 65		762	34,139
L Living Area	FRUF Frame upper full		426	35,669
L Living Area	AIR Air conditioning		426	1,295
L Living Area	BSMT Basement addition		296	5,455
L Living Area	FRFF Frame first floor		296	33,886
L Living Area	AIR Air conditioning		296	900
P Porches, Patios, Decks	DECK Wood deck		485	12,848
P Porches, Patios, Decks	DECK Wood deck		84	2,225

L Living Area	BSMT Basement addition	36	663
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109

Total additions 131,310

