

Property at 00056 BRIAN LANE

Prop ID 1440056

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Administrative Information

Owner name: MAGRANE CHRISTOPHER C AND
 Second name: CERULLI SHELBY
 Address: 56 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440056 Neigh.: Zone: R40 Vol: 787 Page: 478

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	417,850

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Aug-2023
 Sale price: 858,000
 Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.29	1,520			774,100

Summary

Total assessments	541,870
Total exemptions	
Net assessment	541,870

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :	.9022
Mkt/sale :	
Assmt/sale:	.6316

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	.290	7,500	2,175			2,175	1,523
Residual	12,632							

1.210 acres

Total land value

177,175

124,023

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	421,310
Basement	Full with walk		1,804	
Heating	Yes	A/C Yes		12,030
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				103,546
Other Features	Mason Trim	WB Stks		29,219

Sub-Total	588,105
Grade A-	Factor 1.4500
CDU	C&D Factor 1.00
Depreciation	30 %
Computed cost value @ 70%	417,848

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	782	35,035
G Garages	FSF Full-story fin o/gar	216	14,469
L Living Area	AIR Air conditioning	216	657
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	BSMT Basement addition	272	5,012
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	AIR Air conditioning	272	827
P Porches, Patios, Decks	DECK Wood deck	426	11,285

Total additions 103,546

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 9
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	47	A-	Full Baths 4
Garage	23	Attached 3 car	Masonry trim sf 928
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	01	Central Air	Addtn'l fixtures 2
Interior Cond	05	Good	Living area 4,120
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Saunas
			Actual Year Built: 1996

