

Property at 00017 BROWNSTONE DRIVE

Prop ID 1530017

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Administrative Information

Owner name: ZACCHERA JASON M & KATHRYN F
 Second name:
 Address: 17 BROWNSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1530017 Neigh.: Zone: R40 Vol: 786 Page: 1197

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Aug-2023
Resident Land	.92	122,500				Sale price: 695,000
Resident Dwelling	1.00	266,990				Sale valid:
					Values	
Resident Excess	.05	260			Mkt value :	
					Cost value:	556,786
Summary			Utilities		Sales ratios	
Total assessments	389,750		Water	Connecticut	Cost/sale :	.8011
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	389,750		Gas	CNG	Assmt/sale:	.5608

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	.050	7,500	375			375	263
Residual	2,178							
							Values	
							Sales ratios	
							Utilities	
							Assmt/sale:	
							Mkt/sale :	
							Cost/sale :	
							Assmt/sale:	
							Mkt/sale :	
							Cost/sale :	
							Assmt/sale:	

.970 acres

Total land value

175,375

122,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,188	301,010
Basement	Full with walk				
Heating	Yes	A/C Yes			8,640
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		10,500
Additions					114,621
Other Features		WB Stks	RR		30,934
Sub-Total					465,705
Grade	B	Factor 1.2600			586,788
CDU		C&D Factor 1.00			586,788
Depreciation		35 %			381,412
Computed cost value @ 70%					266,988

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	44	4,030
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
P Porches, Patios, Decks	DECK Wood deck	684	18,119
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	44	134
Total additions			114,621

