

Property at 00002 BRIAN LANE

Prop ID 1440002

Printed 05-Feb-2024 1:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARRIER-VALENTINE FURNE
 Second name:
 Address: 2 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440002 Neigh.: Zone: R40 Vol: 769 Page: 913

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Jan-2017
Resident Land	.92	91,880				Sale price: 435,000
Resident Dwelling	1.00	309,630				Sale valid:
					Values	
Resident Excess	1.06	5,570				Mkt value :
						Cost value: 581,543
Summary			Utilities		Sales ratios	
Total assessments		407,080	Water	Connecticut	Cost/sale :	1.3369
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		407,080	Gas	None	Assmt/sale:	.9358

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		.25	131,250	91,875
Primary Site		40,075						
RES	12	1.060	7,500	7,950			7,950	5,565
Residual		46,174						
1.980 acres				Total land value			139,200	97,440

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	48
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	3,318
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1985	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,701
Basement	Full		401,190
Heating	Yes	A/C Yes	
Plumbing	2 F/B	1 H/B	11,460
Attic	None	2 Add'l fix.	12,000
		1 Wh/p	
		Saunas	
		Attic size:	
			107,867
		Other Features Mason Trim WB Stks	7,563
		Sub-Total	540,080
Grade	B	Factor 1.2600	680,501
CDU		C&D Factor 1.00	680,501
Depreciation		35 %	442,326
		Computed cost value @ 70%	309,628

Building additions

Category	Type	Area	Value
G Garages	FSF Full-story fin o/gar	184	12,325
L Living Area	AIR Air conditioning	184	559
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
L Living Area	AIR Air conditioning	240	730
P Porches, Patios, Decks	DECK Wood deck	725	19,205
L Living Area	OVER Frame Overhang	116	10,624
G Garages	FRL Attached frame GT 65	726	32,526

Total additions 107,867

