

Property at 00009 BRIAN LANE

Prop ID 1440009

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

Administrative Information

Owner name: PEDDACAMA RUPENDRA KUMAR R
 Second name:
 Address: 9 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440009 Neigh.: Zone: R40 Vol: 658 Page: 374

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Apr-2013
Resident Land	.92	91,880				Sale price: 552,500
Resident Dwelling	1.00	453,400				Sale valid:
					Values	
Resident Excess	1.17	6,140			Mkt value :	
					Cost value:	787,743
Summary			Utilities		Sales ratios	
Total assessments		551,420	Water	Connecticut	Cost/sale :	1.4258
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		551,420	Gas	None	Assmt/sale:	.9980

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	1.170	7,500	8,775			8,775	6,143
Residual		50,965						
2.090 acres				Total land value			140,025	98,018

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	05	Stucco		
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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	400
Area Over Gar.	03	Partial	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	796
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	750
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,002
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1981	

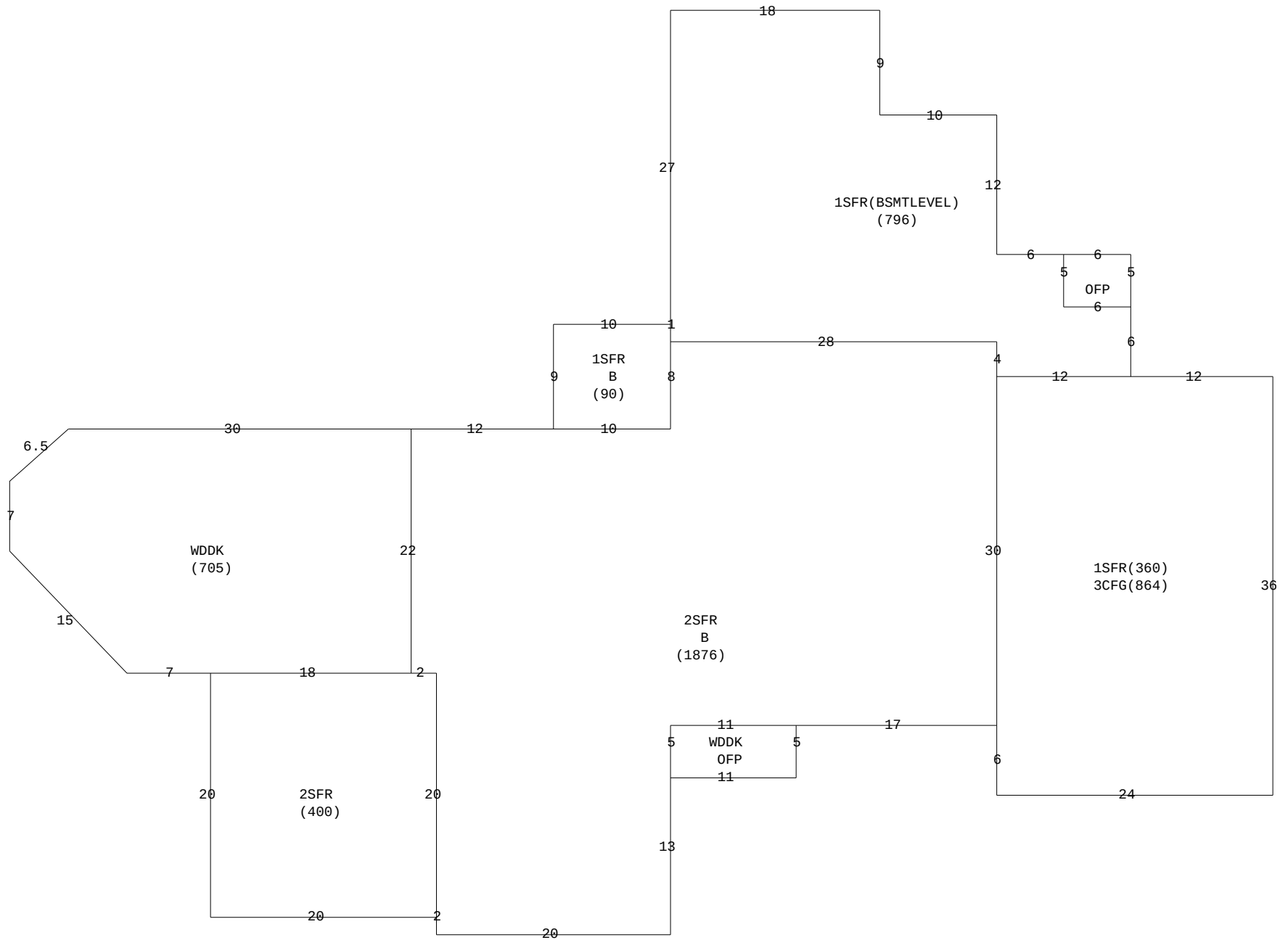
Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk		1,876			435,370
Heating	Yes	A/C		Yes		12,430
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas	26,500
Attic	None	Attic size:				
Additions						200,269
Other Features	Mason Trim	WB Stks	RR			63,574
Sub-Total						738,143
Grade	B+	Factor		1.3500		996,493
CDU		C&D Factor		1.00		996,493
Depreciation				35 %		647,720
					Computed cost value @ 70%	453,404

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	705	18,675
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	FRUF Frame upper full	400	33,492
L Living Area	AIR Air conditioning	400	1,216
L Living Area	AIR Air conditioning	400	1,216
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	BSMT Basement addition	90	1,659
L Living Area	AIR Air conditioning	90	274
L Living Area	BSMT Basement addition	796	14,669
L Living Area	AIR Air conditioning	796	2,420
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
G Garages	FSF Full-story fin o/gar	360	24,114
L Living Area	AIR Air conditioning	360	1,094
G Garages	FRL Attached frame GT 65	864	38,709
P Porches, Patios, Decks	DECK Wood deck	55	1,457
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351

Total additions 200,269



NAME CHANGE FROM DAVEY TO DEROSI V 658 P 373 4/2/13