

Property at 00015 BRIAN LANE

Prop ID 1440015

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Administrative Information

Owner name: LAWLESS KENNETH RICHARD &
 Second name: ERIN L TRUSTEES
 Address: 15 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440015 Neigh.: Zone: R40 Vol: 714 Page: 693

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Oct-2017
Resident Land	.92	122,500				Sale price: 545,000
Resident Dwelling	1.00	446,850				Sale valid:
					Values	
Resident Excess	.79	4,150				Mkt value :
						Cost value: 819,286
Summary			Utilities		Sales ratios	
Total assessments		573,500	Water	Connecticut	Cost/sale :	1.5033
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		573,500	Gas	None	Assmt/sale:	1.0523

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	.790	7,500	5,925		5,925	4,148
Residual		34,412					
1.710 acres				Total land value		180,925	126,648

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				3,152	461,280
Basement	Partial > half						-2,260
Heating	Yes	A/C Yes					13,120
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas		15,000
Attic	None			Attic size:			
Additions							226,827
Other Features		WB Stks					13,500
Sub-Total							727,467
Grade	B+	Factor 1.3500					982,080
CDU		C&D Factor 1.00					982,080
Depreciation		35 %					638,352
Computed cost value @ 70%							446,846

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	936	41,935
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
L Living Area	FRFF Frame first floor	370	42,358
L Living Area	AIR Air conditioning	370	1,125
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	DECK Wood deck	545	14,437
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	FRUF Frame upper full	912	76,362
L Living Area	AIR Air conditioning	912	2,772

Total additions 226,827

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	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	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	03	Partial > half	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	5,058
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1982				

