

Property at 00026 BRIAN LANE

Prop ID 1440026

Printed 05-Feb-2024 1:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOLLOWELL RICHARD LLOYD AND
 Second name: ZHANG DAN
 Address: 26 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440026 Neigh.: Zone: R40 Vol: 738 Page: 822

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	122,500				Sale date: 03-Apr-2020
Resident Dwelling	1.00	450,800				Sale price: 620,000
						Sale valid:
					Values	
Resident Excess	1.67	8,770				Mkt value :
						Cost value: 831,529
Summary			Utilities		Sales ratios	
Total assessments		582,070	Water	Connecticut	Cost/sale :	1.3412
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		582,070	Gas	None	Assmt/sale:	.9388

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	1.670	7,500	12,525		12,525	8,768
Residual		72,745					
		2.590 acres	Total land value			187,525	131,268

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	4
Attic	99	None	Half Baths	1
Grade	43	B+	Addn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	03	Partial	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,535	368,780
Basement	Full				
Heating	Yes	A/C Yes			10,550
Plumbing	4 F/B	1 H/B	5 Add'l fix.	Wh/p	21,000
Attic	None		Attic size:		
Additions					288,641
Other Features	Mason Trim	WB Stks	RR		44,940
Sub-Total					733,911
Grade	B+	Factor 1.3500			990,780
CDU		C&D Factor 1.00			990,780
Depreciation		35 %			644,007
Computed cost value @ 70%					450,805

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	BSMT Basement addition	368	6,782
L Living Area	FRFF Frame first floor	88	10,074
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
P Porches, Patios, Decks	DECK Wood deck	263	6,967
L Living Area	FRFF Frame first floor	87	9,960
L Living Area	FRFF Frame first floor	292	33,428
L Living Area	BSMT Basement addition	292	5,381
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRUF Frame upper full	16	1,340
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	BSMT Basement addition	304	5,602
L Living Area	FRFF Frame first floor	363	41,557
L Living Area	BSMT Basement addition	363	6,689
L Living Area	AIR Air conditioning	1,831	5,566
L Living Area	OVER Frame Overhang	33	3,022
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	264	17,684
P Porches, Patios, Decks	DECK Wood deck	131	3,470
Total additions			288,641

