

Property at 00029 BRIAN LANE

Prop ID 1440029

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

Administrative Information

Owner name: CARTUN ELLEN S TRUSTEE
 Second name:
 Address: 29 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440029 Neigh.: Zone: R40 Vol: 786 Page: 1298

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Jul-1993
Resident Land	.92	122,500			Sale price: 513,000
Resident Outbldg	2.00	14,980			Sale valid:
Resident Dwelling	1.00	351,210			

Values

Resident Excess	5.23	27,460	Mkt value :	
			Cost value:	737,357

Summary

Summary		Utilities		Sales ratios	
Total assessments	516,150	Water	Connecticut	Cost/sale :	1.4373
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	516,150	Gas	None	Assmt/sale:	1.0061

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	5.230	7,500	39,225		39,225	27,458
Residual		227,819					

6.150 acres

Total land value

214,225

149,958

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	348
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	816
Interior Cond	05	Good	Living area	4,275
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	3
Actual Year Built: 1985				

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,030
Basement	Full		405,850
Heating	Yes	A/C Yes	11,570
Plumbing	3 F/B	1 H/B	6 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size:	16,500
Other Features	Mason Trim WB Stks	RR	143,080
Sub-Total			35,614
Grade	B	Factor 1.2600	612,614
CDU		C&D Factor 1.00	771,894
Depreciation		35 %	771,894
		Computed cost value @ 70%	501,731
			351,212

Building additions

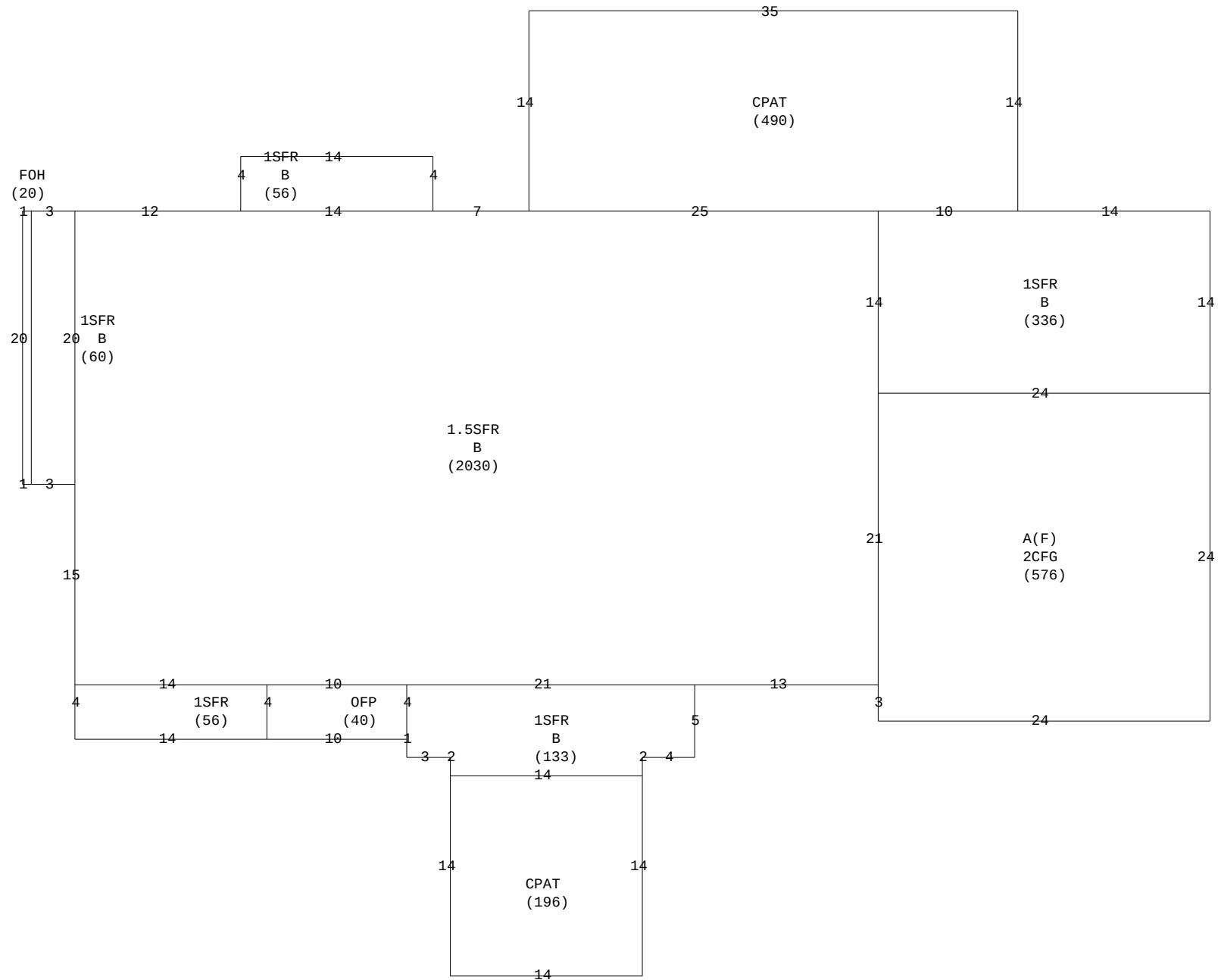
Category	Type	Area	Value
L Living Area	FRFF Frame first floor	49	5,610
L Living Area	BSMT Basement addition	49	903
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	133	15,226
L Living Area	BSMT Basement addition	133	2,451
P Porches, Patios, Decks	CPAT Concrete patio	196	1,671
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FATT Full finished attic	576	20,804
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
P Porches, Patios, Decks	CPAT Concrete patio	490	4,176
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	BSMT Basement addition	60	1,106
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	AIR Air conditioning	1,230	3,739

Total additions 143,080

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05	2010	C	37,914	50	19,000
RS1 Frame Utility Shed	10	16	160	30.00	2008	C	4,800	50	2,400
Value at 70%			14,980				Value at 100%		21,400

Scale: 1" = 10.56 feet



ELLEN S CARTUN TRUST DATED 8-10-23 V786 P1298 8-14-23