

Property at 00031 BRIAN LANE

Prop ID 1440031

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

Administrative Information

Owner name: NIGAM ANITA
 Second name:
 Address: 31 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440031 Neigh.: Zone: R40 Vol: 389 Page: 30

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Jul-2000
Resident Land	.92	122,500				Sale price: 425,000
Resident Dwelling	1.00	344,270				Sale valid: Y
					Values	
Resident Excess	3.15	6,620				Mkt value :
						Cost value: 676,271
Summary			Utilities		Sales ratios	
Total assessments		473,390	Water	Connecticut	Cost/sale :	1.5912
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		473,390	Gas	CNG	Assmt/sale:	1.1139

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	3.150	7,500	23,625	.60		9,450	6,615
Residual		137,214						
		4.070 acres	Total land value				184,450	129,115

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	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	1
Grade	40	B	Addn'l fixtures	3
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,048	273,670
Basement	Full				
Heating	Yes	A/C Yes			7,870
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					272,720
Other Features		WB Stks	RR		28,750
Sub-Total					600,510
Grade	B	Factor 1.2600			756,643
CDU		C&D Factor 1.00			756,643
Depreciation		35 %			491,818
Computed cost value @ 70%					344,273

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	400	10,596
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	BSMT Basement addition	40	737
L Living Area	AIR Air conditioning	40	122
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	AIR Air conditioning	540	1,642
L Living Area	FATT Full finished attic	540	19,504
L Living Area	BSMT Basement addition	540	9,951
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	OVER Frame Overhang	62	5,678
P Porches, Patios, Decks	CPAT Concrete patio	266	2,267
P Porches, Patios, Decks	CPAT Concrete patio	210	1,790
P Porches, Patios, Decks	DECK Wood deck	208	5,510
L Living Area	FRFF Frame first floor	699	80,022
L Living Area	BSMT Basement addition	699	12,881
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	BSMT Basement addition	24	442
L Living Area	FATT Full finished attic	528	19,070
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	2,401	7,299
Total additions			272,720

