Property at 00032 BRIAN LANE — Prop ID 1440032 — Printed 05-Feb-2024 1:04 PM — Design and Layout (C) Right/Angles

Administrative Information

Owner name: SETO DANBING & LAN
Second name:
Address: 32 BRIAN LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1440032 Neigh.: Zone: R40 Vol: 715 Page: 350

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwellng	1.00	379,000
Resident Outbldg	1.00	2,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Nov-2017
Sale price: 600,000
Sale valid:

Values

Mkt value :
Cost value: 720,029

Summary

Total assessments	504,020
Total exemptions	
Net assessment	504,020

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2000
Mkt/sale :
Assmt/sale: .8400

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					
		.920 acres		Total land value		175,000	122,500

Residential Dwelling Information

Subject	Code	Description
Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpeti
Heating System	02	Forced Hot Air
Fuel	07	Propane Gas
Attic	99	None
Grade	47	A-
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	9	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	1,000
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	
Whirlpools	1	Living area	4,012
Saunas		# Living Units	1
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 1994

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,457	353,540
Basement	Full			
Heating	Yes	A/C Yes		10,120
Plumbing	3 F/B	1 H/B 2 Add'l fix. 1 Wh/p	Saunas	17,000
Attic	None	Attic size:		
Additions				163,363
Other Features	Mason Trim WB Stks			30,439
Sub-Total				574,462
Grade	A-	Factor 1.4500		832,970
CDU		C&D Factor 1.00		832,970
Depreciation		35 %		541,431
		Computed cost value @ 70%		379,002

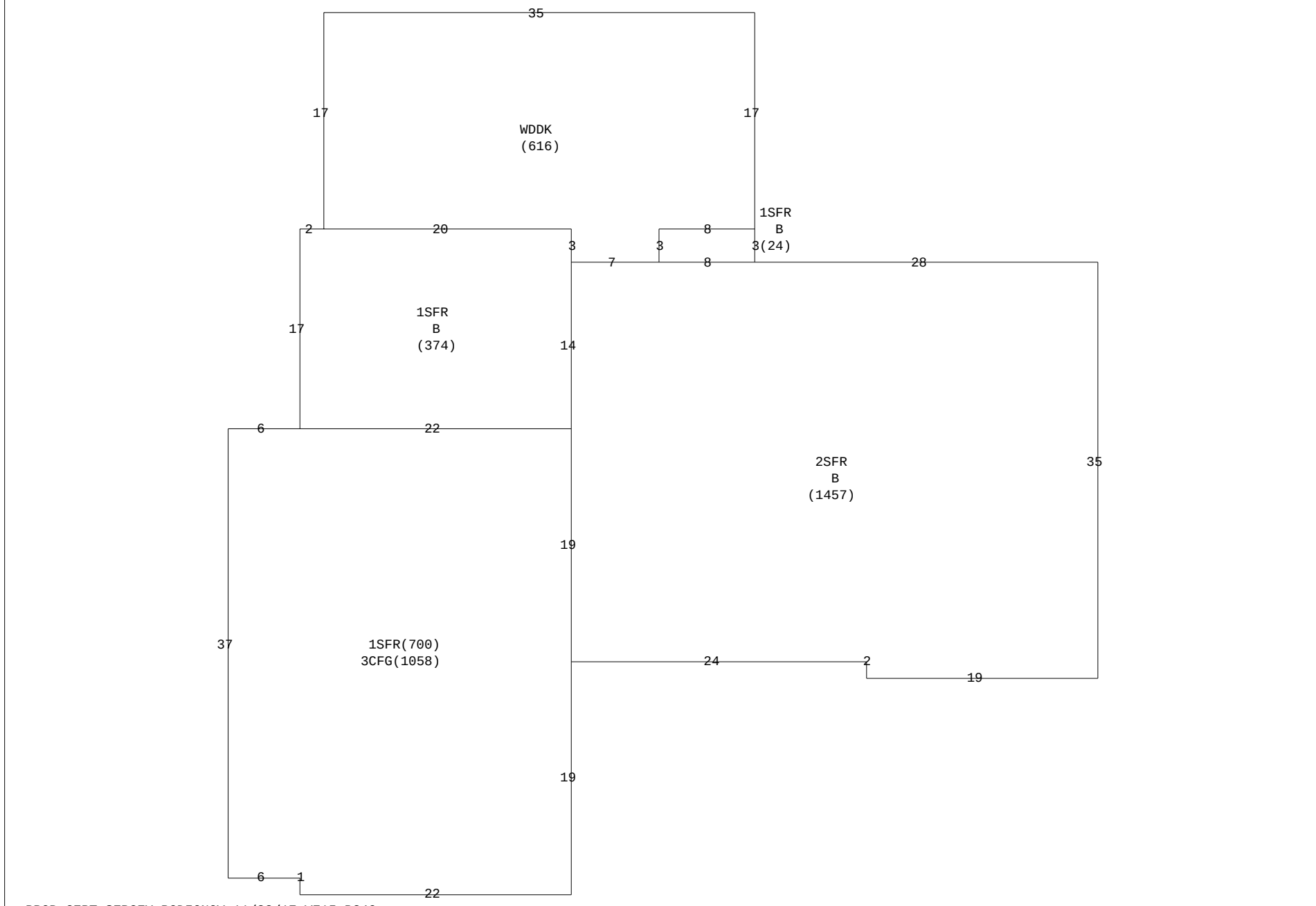
Building additions

Category		Type		Area	Value
G	Garages	FR	Attached frame LE 65	1,058	43,993
G	Garages	FSF	Full-story fin o/gar	700	46,889
L	Living Area	AIR	Air conditioning	700	2,128
L	Living Area	BSMT	Basement addition	374	6,892
L	Living Area	FRFF	Frame first floor	374	42,816
L	Living Area	AIR	Air conditioning	374	1,137
P	Porches, Patios, Decks	DECK	Wood deck	616	16,318
L	Living Area	BSMT	Basement addition	24	442
L	Living Area	FRFF	Frame first floor	24	2,748
			Total additions		163,363

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2011	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

Property at 00032 BRIAN LANE | Prop ID 1440032 Card 01 | Scale: 1" = 10.86 feet



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