

Property at 00038 BRIAN LANE

Prop ID 1440038

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Administrative Information

Owner name: DUNKMAN ANDREW A
 Second name:
 Address: 38 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440038 Neigh.: Zone: R40 Vol: 741 Page: 483

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Jun-2020
Resident Land	.92	122,500				Sale price: 680,000
Resident Dwelling	1.00	584,830				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value: 1,010,543	
Summary			Utilities		Sales ratios	
Total assessments	707,380		Water	Connecticut	Cost/sale :	1.4861
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	707,380		Gas	None	Assmt/sale:	1.0403

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	.010	7,500	75			75	53
Residual	436							
		.930 acres	Total land value				175,075	122,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	08	Geothermal	Family Rooms	1
Fuel	03	Electric	Full Baths	4
Attic	99	None	Half Baths	2
Grade	53	A+	Addtn'l fixtures	3
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	5,858
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,852	375,540
Basement	Full with walk				
Heating	No	A/C Yes			10,720
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		26,000
Additions					318,210
Other Features	Mason Trim	WB Stks			48,523
Sub-Total					778,993
Grade	A+	Factor 1.6500			1,285,338
CDU		C&D Factor 1.00			1,285,338
Depreciation		35 %			835,470
Computed cost value @ 70%					584,829

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	BSMT Basement addition	364	6,708
L Living Area	AIR Air conditioning	364	1,107
L Living Area	FRUF Frame upper full	18	1,507
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	FRUF Frame upper full	544	45,549
L Living Area	AIR Air conditioning	544	1,654
G Garages	FRL Attached frame GT 65	960	43,010
L Living Area	FRFF Frame first floor	223	25,529
L Living Area	AIR Air conditioning	223	678
P Porches, Patios, Decks	DECK Wood deck	584	15,470
L Living Area	FRFF Frame first floor	655	74,985
L Living Area	BSMT Basement addition	655	12,070
L Living Area	AIR Air conditioning	655	1,991
P Porches, Patios, Decks	DECK Wood deck	68	1,801
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	BSMT Basement addition	44	811
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	BSMT Basement addition	270	4,976
L Living Area	FRFF Frame first floor	270	30,910
Total additions			318,210

