

Property at 00047 BRIAN LANE

Prop ID 1440047

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Administrative Information

Owner name: LYNCH BRENDAN B AND
 Second name: JESSICA N
 Address: 47 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440047 Neigh.: Zone: R40 Vol: 680 Page: 1118

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Dec-2014
Resident Land	.92	122,500				Sale price: 745,000
Resident Dwelling	1.00	628,040				Sale valid:
					Values	
Resident Excess	.12	630			Mkt value :	
					Cost value: 1,073,100	
Summary			Utilities		Sales ratios	
Total assessments	751,170		Water	Connecticut	Cost/sale :	1.4404
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	751,170		Gas	None	Assmt/sale:	1.0083

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	.120	7,500	900			900	630
Residual	5,227							
		1.040 acres	Total land value				175,900	123,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	1,750
Area Over Gar.	03	Partial	Half Baths	2
Basement	01	Full	Finish bsmt sz	800
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	3
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Saunas	5,106
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1990	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,051	469,550
Basement	Full				
Heating	Yes	A/C Yes			13,390
Plumbing	5 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		31,000
Additions					252,428
Other Features	Mason Trim	WB Stks			70,188
Sub-Total					836,556
Grade	A+	Factor 1.6500			1,380,317
CDU		C&D Factor 1.00			1,380,317
Depreciation		35 %			897,206
Computed cost value @ 70%					628,044

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	644	17,060
L Living Area	FRFF Frame first floor	691	79,106
L Living Area	AIR Air conditioning	691	2,101
L Living Area	BSMT Basement addition	691	12,734
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	BSMT Basement addition	192	3,538
L Living Area	MAFF Masonry first floor	36	4,272
L Living Area	AIR Air conditioning	36	109
L Living Area	BSMT Basement addition	36	663
L Living Area	FRFF Frame first floor	68	7,785
L Living Area	AIR Air conditioning	68	207
L Living Area	BSMT Basement addition	68	1,253
L Living Area	MAFF Masonry first floor	12	1,424
L Living Area	BSMT Basement addition	12	221
L Living Area	FRUF Frame upper full	432	36,171
L Living Area	AIR Air conditioning	432	1,313
G Garages	FRL Attached frame GT 65	905	40,546
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
Total additions			252,428

