

Property at 00050 BRIAN LANE

Prop ID 1440050

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Administrative Information

Owner name: JAINCHILL LINDA C
 Second name:
 Address: 50 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440050 Neigh.: Zone: R40 Vol: 336 Page: 225

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jan-1992
Resident Land	.92	122,500				Sale price: 150,000
Resident Dwelling	1.00	500,940				Sale valid:
					Values	
Resident Excess	.13	680			Mkt value :	
					Cost value:	891,600
Summary			Utilities		Sales ratios	
Total assessments	624,120		Water	Connecticut	Cost/sale :	5.9440
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	624,120		Gas	None	Assmt/sale:	4.1608

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	.130	7,500	975			975	683
Residual	5,663							
1.050 acres			Total land value				175,975	123,183

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	1,632
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	704
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,518
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,516	365,060
Basement	Full				
Heating	Yes	A/C Yes			10,440
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	21,500
Attic	None		Attic size:		
Other Features	Mason Trim	WB Stks	RR		208,972
					61,287
Sub-Total					667,259
Grade	A+	Factor 1.6500			1,100,977
CDU		C&D Factor 1.00			1,100,977
Depreciation		35 %			715,635
Computed cost value @ 70%					500,945

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	14	1,603
G Garages	FRL Attached frame GT 65	768	34,408
L Living Area	FRUF Frame upper full	558	46,721
L Living Area	AIR Air conditioning	558	1,696
P Porches, Patios, Decks	DECK Wood deck	468	12,397
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
L Living Area	BSMT Basement addition	304	5,602
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	FRUF Frame upper full	304	25,454
L Living Area	AIR Air conditioning	304	924
L Living Area	BSMT Basement addition	14	258
L Living Area	FRFF Frame first floor	14	1,603
Total additions			208,972

