

Property at 00053 BRIAN LANE

Prop ID 1440053

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Administrative Information

Owner name: ZYBOWSKI KRZYSZTOF & ANNE
 Second name:
 Address: 53 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440053 Neigh.: Zone: R40 Vol: 586 Page: 1008

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	549,120

Exemptions

Exempt	Cat	Amount
EAB	Disabled	1,000

Last sale

Sale date: 23-Mar-2009
 Sale price: 880,500
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Outbldg				
Resident Excess	.07	370		959,986

Summary

Category	Value
Total assessments	671,990
Total exemptions	1,000
Net assessment	670,990

Utilities

Utility	Value
Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Category	Ratio
Cost/sale	1.0903
Mkt/sale	
Assmt/sale	.7632

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	.070	7,500	525			525	368
Residual		3,049						
.990 acres				Total land value			175,525	122,868

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	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/Carpet	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	50	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	

Building Valuation Summary

Category	Value	Area
Dwelling	Frame	2 story w/bsmt
Basement	Full	
Heating	Yes	A/C Yes
Plumbing	4 F/B	2 H/B 2 Add'l fix. 1 Wh/p
Attic	None	Attic size:
Additions		
Other Features	Mason Trim WB Stks	

Category	Value
Sub-Total	778,620
Grade	A
CDU	
Depreciation	
Factor	1.5500
C&D Factor	1.00
35 %	
Computed cost value @ 70%	549,122

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	525	60,103
L Living Area	BSMT Basement addition	525	9,675
L Living Area	AIR Air conditioning	525	1,596
L Living Area	FRFF Frame first floor	415	47,510
L Living Area	BSMT Basement addition	415	7,648
L Living Area	AIR Air conditioning	415	1,262
L Living Area	FRFF Frame first floor	27	3,091
L Living Area	BSMT Basement addition	27	498
L Living Area	AIR Air conditioning	27	82
P Porches, Patios, Decks	DECK Wood deck	545	14,437
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRUF Frame upper full	960	80,381
L Living Area	AIR Air conditioning	960	2,918
G Garages	FRL Attached frame GT 65	960	43,010

Total additions 278,367

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%									
Value at 100%									

