

Property at 00061 BRIAN LANE

Prop ID 1440061

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Administrative Information

Owner name: BELOIN RAYMOND E
 Second name:
 Address: 61 BRIAN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1440061 Neigh.: Zone: R40 Vol: 773 Page: 1076

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jun-2005
Resident Land	.92	122,500				Sale price: 1,098,707
Resident Outbldg	1.00	1,260				Sale valid:
Resident Dwelling	1.00	500,350				Values
						Mkt value :
Resident Excess	.01	50				Cost value: 891,657
Summary			Utilities		Sales ratios	
Total assessments	624,160		Water	Connecticut	Cost/sale :	.8116
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	624,160		Gas	None	Assmt/sale:	.5681

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	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	01	Plaster	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	01	Fully Finished	Half Baths	2
Grade	50	A	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
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: 2005	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,704
Basement	Full with walk		401,780
Heating	Yes	A/C Yes	11,480
Plumbing	4 F/B	2 H/B	5 Add'l fix.
Attic	Fully Finished		1 Wh/p
Additions			Saunas
Other Features	WB Stks		27,000
			16,287
			176,961
			16,000
Sub-Total			649,508
Grade	A	Factor 1.5500	1,006,737
CDU	C&D Factor 1.00		1,006,737
Depreciation	29 %		714,783
	Computed cost value @ 70%		500,348

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	846	37,902
G Garages	FSF Full-story fin o/gar	432	28,937
L Living Area	AIR Air conditioning	432	1,313
L Living Area	BSMT Basement addition	630	11,610
L Living Area	FRFF Frame first floor	630	72,123
L Living Area	AIR Air conditioning	630	1,915
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	DECK Wood deck	336	8,901
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	FRUF Frame upper full	45	3,768
L Living Area	AIR Air conditioning	45	137

Total additions 176,961

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2010	C	3,600	50	1,800
Utility Shed									
Value at 70%	1,260		Value at 100%		1,800				

