

Property at 00064 BRIAN LANE

Prop ID 1440064

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Administrative Information

Owner name: WAGNER RICHARD KENT AND
Second name: DEBORAH E
Address: 64 BRIAN LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1440064 Neigh.: Zone: R40 Vol: 758 Page: 538

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Apr-2021
Resident Land	.92	122,500				Sale price: 949,900
Resident Dwelling	1.00	512,700				Sale valid:
					Values	
Resident Excess	.15	790				Mkt value :
						Cost value: 908,557
Summary			Utilities		Sales ratios	
Total assessments		635,990	Water	Connecticut		Cost/sale : .9565
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		635,990	Gas	None		Assmt/sale: .6695

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	.150	7,500	1,125			1,125	788
Residual		6,534						
		1.070 acres		Total land value			176,125	123,288

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	2
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,250
Air Condition	01	Central Air	Living area	4,303
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,639	389,090
Basement	Full with walk		
Heating	Yes A/C Yes		11,120
Plumbing	3 F/B 2 H/B 2 Add'l fix. 1 Wh/p Saunas		20,500
Attic	Unfinished Attic size: 1,639		20,298
Additions			150,962
Other Features	WB Stks RR		38,076
Sub-Total			630,046
Grade	A	Factor 1.5500	976,571
CDU		C&D Factor 1.00	976,571
Depreciation		25 %	732,428
Computed cost value @ 70%			512,700

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	844	37,813
G Garages	FSF Full-story fin o/gar	724	48,496
L Living Area	AIR Air conditioning	724	2,201
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	BSMT Basement addition	210	3,870
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	AIR Air conditioning	210	638
L Living Area	BSMT Basement addition	91	1,677
L Living Area	FRFF Frame first floor	91	10,418
L Living Area	AIR Air conditioning	91	277
P Porches, Patios, Decks	DECK Wood deck	684	18,119

Total additions 150,962

