

Property at 00016 BRIAN WOODS DRIVE

Prop ID 1450016

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Administrative Information

Owner name: DOCCHIO MARCO & MARZENA T/I/C
Second name:
Address: 16 BRIAN WOODS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1450016 Neigh.: Zone: R40 Vol: 786 Page: 1201

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-May-2001
Resident Land	.92	91,880				Sale price: 101,000
Resident Dwelling	1.00	411,940				Sale valid:
					Values	
Resident Excess	.31	1,630				Mkt value :
						Cost value: 722,071
Summary			Utilities		Sales ratios	
Total assessments		505,450	Water	Connecticut		Cost/sale : 7.1492
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		505,450	Gas	None		Assmt/sale: 5.0045

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000	T0	.25	131,250	91,875
Primary Site		40,075			Topography			
RES	12	.310	7,500	2,325			2,325	1,628
Residual		13,504						
1.230 acres				Total land value			133,575	93,503

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,545	370,730
Heating	Yes	A/C	Yes			10,600
Plumbing	4 F/B	1 H/B	5 Add'l fix.	Wh/p	Saunas	21,000
Attic	Fully Finished		Attic size: 192			11,944
Additions						125,110
Other Features	WB Stks		RR			41,829
Sub-Total						581,213
Grade	B+	Factor 1.3500				784,638
CDU		C&D Factor 1.00				784,638
Depreciation				25 %		588,479
				Computed cost value @ 70%		411,935

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	361	16,798
G Garages	FSUF Full-story unfin o/g	361	10,211
P Porches, Patios, Decks	FOFF Frame open first flo	190	11,576
L Living Area	UATT Unfinished attic	190	3,326
G Garages	FR Attached frame LE 65	294	14,184
L Living Area	FRUF Frame upper full	294	24,617
L Living Area	AIR Air conditioning	294	894
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

Total additions 125,110

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	04	Radiant	Family Rooms	
Fuel	01	Oil	Full Baths	4
Attic	01	Fully Finished	Half Baths	1
Grade	43	B+	Addtn'l fixtures	5
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	06	Very Good	W/B openings	2
Exterior Cond	06	Very Good	Actual Year Built: 2002	

