

Property at 00031 BRIAN WOODS DRIVE

Prop ID 1450031

Printed 15-Oct-2025 9:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WIRPEL STEVEN D AND
 Second name: MOSES LINDA TRUSTEES
 Address: 31 BRIAN WOODS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1450031 Neigh.: Zone: R40 Vol: 806 Page: 1222

Assessments

Assmt category	Qty	Amount
Resident Land	1.92	122,500
Resident Dwelling	1.00	355,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Nov-2002
 Sale price: 589,900
 Sale valid:

Values

Mkt value :
 Cost value: 683,643

Summary

Total assessments	478,550
Total exemptions	
Net assessment	478,550

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1589
 Mkt/sale :
 Assmt/sale: .8112

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.920	175,000	175,000		175,000	122,500
Primary Site		83,635					
RES	12	.200	7,500	1,500		1,500	1,050
Residual		8,712					

2.120 acres

Total land value

176,500

123,550

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	323,660
Basement	Full		1,304	
Heating	Yes	A/C Yes		9,280
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				157,673
Other Features	WB Stks	RR		36,049
Sub-Total				536,662
Grade	B+	Factor 1.3500		724,494
CDU		C&D Factor 1.00		724,494
Depreciation		30 %		507,146
		Computed cost value @ 70%		355,002

Building additions

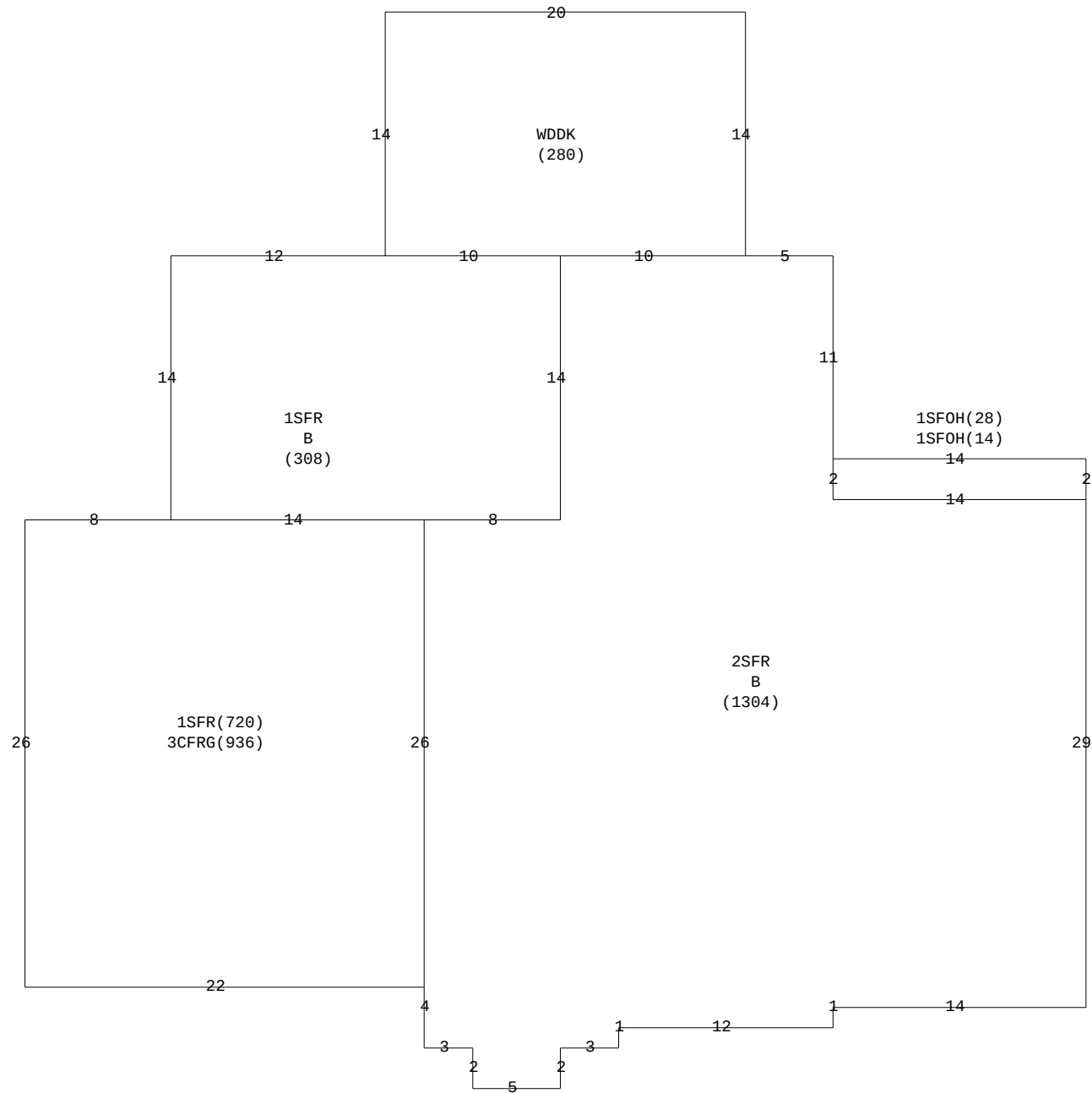
Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	936	41,935
L Living Area	FRUF Frame upper full	720	60,286
L Living Area	AIR Air conditioning	720	2,189
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	AIR Air conditioning	42	128

Total additions 157,673

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	43	B+	Full Baths 2
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size 800
Interior Cond	05	Good	Living area 3,678
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 1997

Scale: 1" = 9.05 feet



THE WIRPEL MOSES LVG TRST DTD 1-20-14 V806 P1222 9-2-25