

Property at 00006 BROWNSTONE DRIVE

Prop ID 1530006

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Administrative Information

Owner name: MIKULEC PETER J & JESSICA C
 Second name:
 Address: 6 BROWNSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1530006 Neigh.: Zone: R40 Vol: 664 Page: 1224

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2013
Resident Land	.92	115,500				Sale price: 453,500
Resident Dwelling	1.00	230,690				Sale valid:
Resident Outbldg	1.00	980				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 496,029
Summary			Utilities		Sales ratios	
Total assessments		347,220	Water	Connecticut	Cost/sale :	1.0938
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		347,220	Gas	CNG	Assmt/sale:	.7656

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.010	7,500	75			75	53
Residual		436						
		.930 acres		Total land value			165,075	115,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	3
Bsmt Fin Qual	01	Unfinished	Whirlpools	1
Air Condition	01	Central Air	Saunas	
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good		
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,138	291,240
Basement	Full				
Heating	Yes	A/C Yes			8,360
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	12,500
Attic	None		Attic size:		
Additions					76,788
Other Features		WB Stks			13,500
Sub-Total					402,388
Grade	B	Factor 1.2600			507,009
CDU		C&D Factor 1.00			507,009
Depreciation		35 %			329,556
		Computed cost value @ 70%			230,689

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	22	2,519
L Living Area	BSMT Basement addition	22	405
P Porches, Patios, Decks	DECK Wood deck	266	7,046
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	320	973
Total additions			76,788

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

