

Property at 00009 BROWNSTONE DRIVE

Prop ID 1530009

Printed 05-Feb-2024 1:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SMITH MICHAEL & JENNIFER S
 Second name:
 Address: 9 BROWNSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1530009 Neigh.: Zone: R40 Vol: 659 Page: 1142

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Apr-2013
Resident Land	.92	115,500				Sale price: 415,000
Resident Dwelling	1.00	267,730				Sale valid:
Resident Outbldg	2.00	25,130				Values
						Mkt value :
Resident Excess	.02	110				Cost value: 583,529
Summary			Utilities		Sales ratios	
Total assessments		408,470	Water	Connecticut	Cost/sale :	1.4061
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		408,470	Gas	CNG	Assmt/sale:	.9843

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	.020	7,500	150			150	105
Residual	871							
		.940 acres	Total land value				165,150	115,605

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,432	348,660
Basement	Full				
Heating	Yes	A/C Yes			9,980
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p	10,000
Attic	None		Attic size:		
Additions					71,900
Other Features	Mason Trim	WB Stks	RR		26,455
Sub-Total					466,995
Grade	B		Factor 1.2600		588,414
CDU			C&D Factor 1.00		588,414
Depreciation			35 %		382,469
Computed cost value @ 70%					267,728

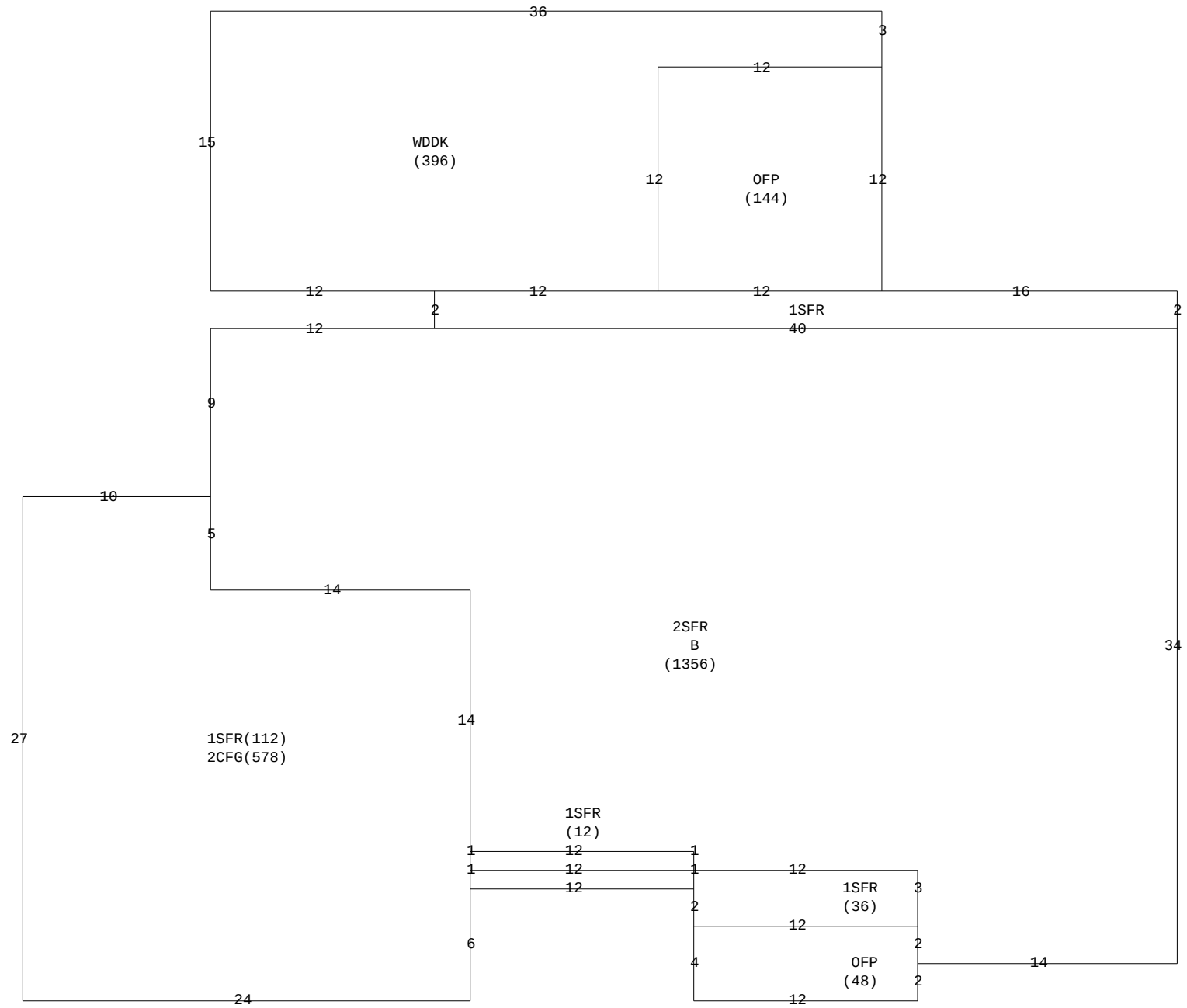
Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	80	9,158
P Porches, Patios, Decks	DECK Wood deck	396	10,490
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109
L Living Area	AIR Air conditioning	80	243
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRUF Frame upper full	112	9,378
L Living Area	AIR Air conditioning	112	340
G Garages	FR Attached frame LE 65	578	25,265
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
Total additions			71,900

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2021	C	4,200	50	2,100
Utility Shed									
RP5 Pool w/ Gunite	18	34	612	110.5	2020	C	67,657	50	33,800
Value at 70%		25,130	Value at 100%		35,900				

Scale: 1" = 7.99 feet



NAME CHANGE V 659 P 1141 FROM PINCKNEY TO DEANGELIS 4/26/13