

Property at 00016 BROWNSTONE DRIVE

Prop ID 1530016

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

Administrative Information

Owner name: GAIGNARD DAVID & MEGHAN M J
 Second name:
 Address: 16 BROWNSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1530016 Neigh.: Zone: R40 Vol: 706 Page: 52

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jan-2017
Resident Land	.92	115,500				Sale price: 499,000
Resident Dwelling	1.00	330,620				Sale valid:
Resident Outbldg	1.00	1,540				Values
					Mkt value :	
					Cost value:	639,514
Summary			Utilities		Sales ratios	
Total assessments		447,660	Water	Connecticut	Cost/sale :	1.2816
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		447,660	Gas	CNG	Assmt/sale:	.8971

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						
		.920 acres		Total land value			165,000	115,500

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	11
Interior Walls	02	Drywall	Garage cars	4
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	01	Fully Finished	Half Baths	1
Grade	40	B	Addtn'l fixtures	1
Garage	24	Attached 4 car	Whirlpools	
Area Over Gar.	02	Fully Unfinished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

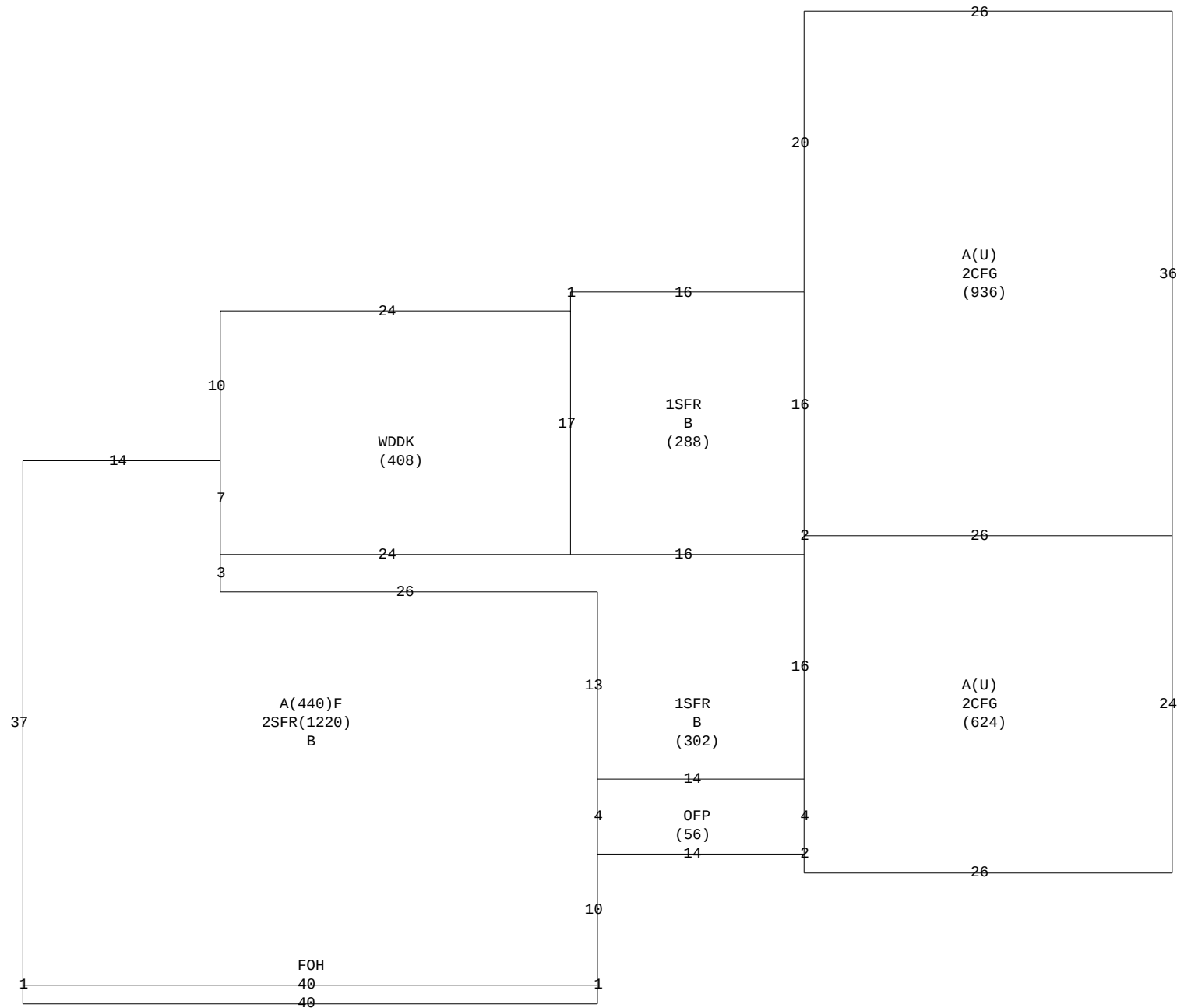
Dwelling	Frame	2 story w/bsmt	Area	1,220	307,260
Basement	Full				
Heating	Yes	A/C Yes			8,810
Plumbing	4 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	Fully Finished		Attic size: 440		17,123
Additions					200,721
Other Features		WB Stks	RR		23,775
Sub-Total					576,689
Grade	B	Factor 1.2600			726,628
CDU		C&D Factor 1.00			726,628
Depreciation		35 %			472,308
Computed cost value @ 70%					330,616

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	936	41,935
G Garages	HSUF Half-story unfin o/g	936	20,180
G Garages	FR Attached frame LE 65	624	27,060
G Garages	HSUF Half-story unfin o/g	624	13,453
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	302	34,573
L Living Area	BSMT Basement addition	302	5,565
L Living Area	AIR Air conditioning	302	918
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	DECK Wood deck	408	10,808
L Living Area	OVER Frame Overhang	40	3,663
Total additions			200,721

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00	1996	C	4,320	50	2,200
Utility Shed									
Value at 70%			1,540	Value at 100%			2,200		



ATTIC AREA = 440sq.ft.