

Property at 00024 BROWNSTONE DRIVE

Prop ID 1530024

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Administrative Information

Owner name: DUNLAVY ARTHUR & JOYCE
 Second name:
 Address: 24 BROWNSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1530024 Neigh.: Zone: R40 Vol: 582 Page: 218

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Nov-2008
Resident Land	.92	115,500				Sale price: 515,000
Resident Dwelling	1.00	254,240				Sale valid:
Resident Outbldg	1.00	840				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 529,629
Summary			Utilities		Sales ratios	
Total assessments		370,740	Water	Connecticut	Cost/sale :	1.0284
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		370,740	Gas	CNG	Assmt/sale:	.7199

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	.030	7,500	225			225	158
Residual		1,307						
		.950 acres	Total land value				165,225	115,658

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	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	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: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,305	323,860
Basement	Full				
Heating	Yes	A/C Yes			9,280
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	11,000
Attic	None	Attic size:			
Additions					75,032
Other Features		WB Stks	RR		24,293
Sub-Total					443,465
Grade	B	Factor 1.2600			558,766
CDU		C&D Factor 1.00			558,766
Depreciation		35 %			363,198
		Computed cost value @ 70%			254,239

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	420	11,126
Total additions			75,032

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

