

Property at 00028 BROWNSTONE DRIVE

Prop ID 1530028

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Administrative Information

Owner name: KANE CHRISTOPHER L
 Second name:
 Address: 28 BROWNSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1530028 Neigh.: Zone: R40 Vol: 800 Page: 080

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Oct-2003
Resident Land	.92	115,500				Sale price: 415,000
Resident Dwelling	1.00	264,650				Sale valid:
					Values	
Resident Excess	.20	1,050			Mkt value :	
					Cost value:	544,571
Summary			Utilities		Sales ratios	
Total assessments		381,200	Water	Connecticut	Cost/sale :	1.3122
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		381,200	Gas	CNG	Assmt/sale:	.9186

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	.200	7,500	1,500			1,500	1,050
Residual		8,712						
1.120 acres			Total land value				166,500	116,550

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	10
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	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	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,224
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,040	272,110
Basement	Full				
Heating	Yes	A/C Yes			7,820
Plumbing	2 F/B	2 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					154,189
Other Features		WB Stks			13,500
Sub-Total					461,619
Grade	B	Factor 1.2600			581,640
CDU		C&D Factor 1.00			581,640
Depreciation		35 %			378,066
Computed cost value @ 70%					264,646

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	AIR Air conditioning	136	413
L Living Area	BSMT Basement addition	136	2,506
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
P Porches, Patios, Decks	DECK Wood deck	180	4,768
L Living Area	FRFF Frame first floor	363	41,557
L Living Area	BSMT Basement addition	363	6,689
L Living Area	AIR Air conditioning	363	1,104
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	DECK Wood deck	32	848
G Garages	FR Attached frame LE 65	583	25,460
G Garages	FSF Full-story fin o/gar	583	39,052
L Living Area	AIR Air conditioning	583	1,772
L Living Area	OVER Frame Overhang	40	3,663

Total additions 154,189

