

Property at 00019 HABER DRIVE

Prop ID 2520019

Printed 06-Feb-2024 12:33 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BRAINSKY DAVID AND  
Second name: SAISSELIN GREGORY M  
Address: 19 HABER DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 013 Clerk map: 034  
Lot: 2520019 Neigh.: Zone: R30 Vol: 711 Page: 142

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 26-Sep-2006 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .69  | 94,500  |            |        | Sale price: 700,000    |
| Resident Dwelling | 1.00 | 359,320 |            |        | Sale valid:            |

## Values

|                 |      |       |  |  |                     |
|-----------------|------|-------|--|--|---------------------|
| Vacant Resident | 1.37 | 7,190 |  |  | Mkt value :         |
|                 |      |       |  |  | Cost value: 658,586 |

## Summary

|                   |         |  | Utilities         | Sales ratios      |
|-------------------|---------|--|-------------------|-------------------|
| Total assessments | 461,010 |  | Water Connecticut | Cost/sale : .9408 |
| Total exemptions  |         |  | Sewer Septic      | Mkt/sale :        |
| Net assessment    | 461,010 |  | Gas None          | Assmt/sale: .6586 |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .690       | 135,000 | 135,000 |           | 135,000 | 94,500    |
| Primary Site |     | 30,056     |         |         |           |         |           |
| RES          | 51  | 1.370      | 7,500   | 10,275  |           | 10,275  | 7,193     |
| Residual     |     | 59,677     |         |         |           |         |           |

2.060 acres

Total land value

145,275

101,693

## Building Valuation Summary

|                |       |                |              |             | Area<br>1,464 |         |
|----------------|-------|----------------|--------------|-------------|---------------|---------|
| Dwelling       | Frame | 2 story w/bsmt |              |             |               | 354,910 |
| Basement       | Full  |                |              |             |               |         |
| Heating        | Yes   | A/C Yes        |              |             |               | 10,160  |
| Plumbing       | 3 F/B | 1 H/B          | 3 Add'l fix. | 1 Wh/p      | Saunas        | 17,500  |
| Attic          | None  |                |              | Attic size: |               |         |
| Additions      |       |                |              |             |               | 82,694  |
| Other Features |       | WB Stks        |              |             |               | 6,750   |

|              |    |  |                           |  |  |         |
|--------------|----|--|---------------------------|--|--|---------|
| Sub-Total    |    |  |                           |  |  | 472,014 |
| Grade        | A- |  | Factor 1.4500             |  |  | 684,420 |
| CDU          |    |  | C&D Factor 1.00           |  |  | 684,420 |
| Depreciation |    |  | 25 %                      |  |  | 513,315 |
|              |    |  | Computed cost value @ 70% |  |  | 359,321 |

## Building additions

| Category                 | Type                      |  | Area | Value  |
|--------------------------|---------------------------|--|------|--------|
| G Garages                | FRL Attached frame GT 65  |  | 831  | 37,230 |
| G Garages                | FSF Full-story fin o/gar  |  | 546  | 36,573 |
| L Living Area            | AIR Air conditioning      |  | 546  | 1,660  |
| L Living Area            | FRFF Frame first floor    |  | 12   | 1,374  |
| P Porches, Patios, Decks | F0FF Frame open first flo |  | 36   | 2,193  |
| L Living Area            | OVER Frame Overhang       |  | 15   | 1,374  |
| L Living Area            | FRFF Frame first floor    |  | 20   | 2,290  |

Total additions 82,694

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 19   | Modern Colonial  |                         |
| Exterior Walls | 04   | Vinyl 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          | Garage cars 3           |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms 4              |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |
| Fuel           | 01   | Oil              | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 47   | A-               | Full Baths 3            |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |
| Area Over Gar. | 01   | Fully Finished   | Half Baths 1            |
| Basement       | 01   | Full             | Finish bsmt sz          |
| Bsmt Fin Qual  | 01   | Unfinished       | Addn'l fixtures 3       |
| Air Condition  | 01   | Central Air      | Rec Room Size           |
| Interior Cond  | 05   | Good             | Living area 3,521       |
| Exterior Cond  | 05   | Good             | Whirlpools 1            |
|                |      |                  | # Living Units 1        |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 1          |
|                |      |                  |                         |
|                |      |                  | Actual Year Built: 2001 |

Scale: 1" = 6.94 feet