

Property at 00005 CRANBROOK

Prop ID 6350005

Printed 20-Mar-2026 10:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LERNER DANIEL M & LORI D

Second name:

Address: 5 CRANBROOK

City/state: AVON CT

Zip: 06001

-Location Information-

Map: 011

Clerk map: 13 005

Lot: 6350005

Neigh.:

Zone: R40

Vol: 697

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Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,632	387,720
Heating	Yes	A/C	Yes			11,080
Plumbing	4 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas	20,000
Attic	None	Attic size:				
Additions						184,282
Other Features	Mason Trim	M Stks RR				45,639
Sub-Total						648,721
Grade	A-	Factor	1.4500			940,645
CDU		C&D Factor	1.00			940,645
Depreciation				10 %		846,581
					Computed cost value @ 70%	592,607

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
G Garages	FSF Full-story fin o/gar	496	33,224
L Living Area	AIR Air conditioning	496	1,508
L Living Area	BSMT Basement addition	457	8,422
L Living Area	FRFF Frame first floor	457	52,318
L Living Area	AIR Air conditioning	457	1,389
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	AIR Air conditioning	392	1,192
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021

Total additions	184,282
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Outbuilding Information

[illegible]

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site		40,075					
RES	12	.120	7,500	900		900	630
Residual		5,227					
		1.040 acres		Total land value		200,900	140,630

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	19	Modern Colonial				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	02	Hip				
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	4	Masonry trim sf	150
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	3	Rec Room Size	1,600
Grade	47	A-	Whirlpools		Living area	4,600
Garage	23	Attached 3 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks	1		
Basement	01	Full	W/B stacks			
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings			
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 2015			

