

Property at 00024 LAWRENCE AVENUE

Prop ID 3000024

Printed 06-Feb-2024 3:49 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: NGUYEN TRUNG NGOC AND
 Second name: PHAN KHANH VAN
 Address: 24 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area	1,120	198,000
Basement	Full with walk				
Heating	Yes	A/C	No		
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas 5,000
Attic	Fully finished w/WH			Attic size: 800	29,196
Additions					19,828
Other Features	WB Stks	RR	Bsmt Gar		18,035
Sub-Total					270,059
Grade	C	Factor	1.0000		270,059
CDU		C&D Factor	1.00		270,059
Depreciation			35 %		175,538
Computed cost value @ 70%					122,877

Location Information			
Map: 007	Clerk map:		
Lot: 3000024	Neigh.:	Zone: R15	Vol: 778 Page: 959
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.34	94,500	
Resident Dwelling	1.00	122,880	
Resident Outbldg	1.00	2,030	
Resident Excess	.43	2,260	
Summary		Utilities	
Total assessments	221,670	Water	Well
Total exemptions		Sewer	Public sewer
Net assessment	221,670	Gas	None
		Sales ratios	
		Cost/sale :	.9596
		Mkt/sale :	
		Assmt/sale:	.6717

Land Information						
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value
PRIM	11	.340	135,000	135,000		135,000
Primary Site		14,810				
RES	12	.430	7,500	3,225		3,225
Residual		18,731				2,258
.770 acres Total land value 138,225 96,758						

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	BSMT Basement addition	84	1,548
L Living Area	MAFF Masonry first floor	96	11,393
L Living Area	BSMT Basement addition	96	1,769
Total additions			19,828

Residential Dwelling Information			
Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	07	Stone	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	01	Plaster	Garage cars 1
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	04	Fully finished w	Half Baths
Grade	30	C	Masonry trim sf
Garage	11	Basement 1 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Rec Room Size 240
Basement	04	Full with walk-o	Living area 1,776
Bsmt Fin Qual	02	Rec Room w/o air	Whirlpools
Air Condition	99	None	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	
Actual Year Built: 1948			

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	1995	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030	Value at 100%			2,900		

