

Property at 00065 LAWRENCE AVENUE

Prop ID 3000065

Printed 24-Jul-2024 12:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BROWN DENNIS A II & MOLLY K
 Second name:
 Address: 65 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000065 Neigh.: Zone: R15 Vol: 787 Page: 965

Assessments

Assmt category	Qty	Amount
Resident Land	.34	94,500
Resident Dwelling	1.00	149,370
Resident Outbldg	1.00	12,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Aug-2023
 Sale price: 441,000
 Sale valid:

Values

Mkt value :
 Cost value: 366,786

Summary

Total assessments	256,750
Total exemptions	
Net assessment	256,750

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8317
 Mkt/sale :
 Assmt/sale: .5822

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	135,000	135,000			135,000	94,500
Primary Site		14,810						
RES	12	.120	7,500	900			900	630
Residual		5,227						

.460 acres

Total land value

135,900

95,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1948

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,274	277,110
Basement	Full				
Heating	Yes	A/C Yes			7,940
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					23,216
Other Features	Mason Trim	WB Stks	RR		15,009

Sub-Total					328,275
Grade	C	Factor 1.0000			328,275
CDU		C&D Factor 1.00			328,275
Depreciation		35 %			213,379
		Computed cost value @ 70%			149,365

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	42	4,005
P Porches, Patios, Decks	CPAT Concrete patio	54	460
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	AIR Air conditioning	120	365

Total additions 23,216

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									

Value at 70% 12,250

Value at 100% 17,500

