

Property at 00083 LAWRENCE AVENUE

Prop ID 3000083

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Administrative Information

Owner name: BOREA AZURE & MICHAEL
 Second name:
 Address: 83 LAWRENCE AVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000083 Neigh.: Zone: R15 Vol: 775 Page: 1263

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 14-Jun-2022
Resident Land	.34	94,500			Sale price: 455,000
Resident Dwelling	1.00	158,700			Sale valid:
Resident Outbldg	1.00	5,670			Values
Resident Excess	.14	740			Mkt value :
					Cost value: 370,871
Summary		Utilities		Sales ratios	
Total assessments		259,610	Water	Well	Cost/sale : .8151
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		259,610	Gas	CNG	Assmt/sale: .5706

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	.140	7,500	1,050		1,050	735
Residual		6,098					
				.480 acres	Total land value	136,050	95,235

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	06	Brick		
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	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	8
Fuel	02	Natural Gas	Full Baths	2
Attic	01	Fully Finished	Half Baths	
Grade	30	C	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	1
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	06	Very Good	W/B openings	1
Exterior Cond	06	Very Good	Actual Year Built: 1950	

Building Valuation Summary

	Area	
Dwelling Masonry 1 story w/bsmt	939	173,670
Basement Full		
Heating Yes A/C Yes		4,900
Plumbing 2 F/B H/B 1 Add'l fix. Wh/p Saunas		5,500
Attic Fully Finished Attic size: 500		18,376
Additions		74,197
Other Features WB Stks		6,750
Sub-Total		283,393
Grade C Factor 1.0000		283,393
CDU C&D Factor 1.00		283,393
Depreciation 20 %		226,714
Computed cost value @ 70%		158,700

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	279	31,940
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	FATT Full finished attic	84	3,034
G Garages	MA Attached masonry LE	440	20,525
L Living Area	AIR Air conditioning	279	848
L Living Area	AIR Air conditioning	84	255
P Porches, Patios, Decks	DECK Wood deck	279	7,391
P Porches, Patios, Decks	DECK Wood deck	192	5,086
Total additions			74,197

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	24	288	55.95		C	16,114	50	8,100
Block Detach Garage									
Value at 70%			5,670	Value at 100%			8,100		

