

Property at 00014 LEXINGTON ROAD

Prop ID 3020014

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Administrative Information

Owner name: CONNORS THOMAS & ERICA
 Second name:
 Address: 14 LEXINGTON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3020014 Neigh.: Zone: R40 Vol: 776 Page: 323

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jun-2022
Resident Land	.92	122,500				Sale price: 657,000
Resident Dwelling	1.00	264,340				Sale valid:
					Values	
Resident Excess	2.53	13,280				Mkt value :
					Cost value: 571,600	
Summary			Utilities		Sales ratios	
Total assessments	400,120		Water	Connecticut	Cost/sale :	.8700
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	400,120		Gas	CNG	Assmt/sale:	.6090

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	2.530	7,500	18,975			18,975	13,283
Residual		110,207						
3.450 acres				Total land value			193,975	135,783

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Living area	2,848
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1995	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,232	309,600
Basement	Full				
Heating	Yes	A/C Yes			8,880
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas	9,500
Attic	None	Attic size:			
Additions					60,363
Other Features	WB Stks	RR	Bsmt Gar		39,802
Sub-Total					428,145
Grade	B	Factor 1.2600			539,463
CDU		C&D Factor 1.00			539,463
Depreciation		30 %			377,624
Computed cost value @ 70%					264,337

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	DECK Wood deck	308	8,159
Total additions			60,363

