

Property at 00012 LAKEVIEW BOULEVARD

Prop ID 2980012

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Administrative Information

Owner name: BLACK ANDREW L &
 Second name: BLACK HEATHER LEIGH
 Address: 12 LAKEVIEW BOULEVARD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 12 009
 Lot: 2980012 Neigh.: LV Zone: R15 Vol: 706 Page: 435

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	70,000	AAA Veteran	1,000	Sale date: 25-Jan-2017
Resident Dwelling	1.00	82,360	CAB Add Vet	500	Sale price: 176,000
Resident Outbldg	1.00	1,750	DAC Veteran	10,000	Sale valid:

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.10	540			Mkt value :
					Cost value: 220,929

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	154,650	Water Connecticut	Cost/sale : 1.2553
Total exemptions	11,500	Sewer Public sewer	Mkt/sale :
Net assessment	143,150	Gas None	Assmt/sale: .8787

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	100,000	100,000		100,000	70,000
Primary Site		14,810					
RES	12	.102	7,500	765		765	536
Residual		4,443					
		.442 acres		Total land value		100,765	70,536

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	01	Plaster	Garage cars
Floors	01	Hardwood	Bedrooms 2
Heating System	05	Electric B/B	Unfinished area
Fuel	03	Electric	Dormer linear f
Attic	99	None	Full Baths 1
Grade	27	C-	Masonry trim sf
Garage	99	None	Half Baths 1
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addn'l fixtures
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	06	Ductless Split U	Living area 888
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units
			Actual Year Built: 1930

Building Valuation Summary

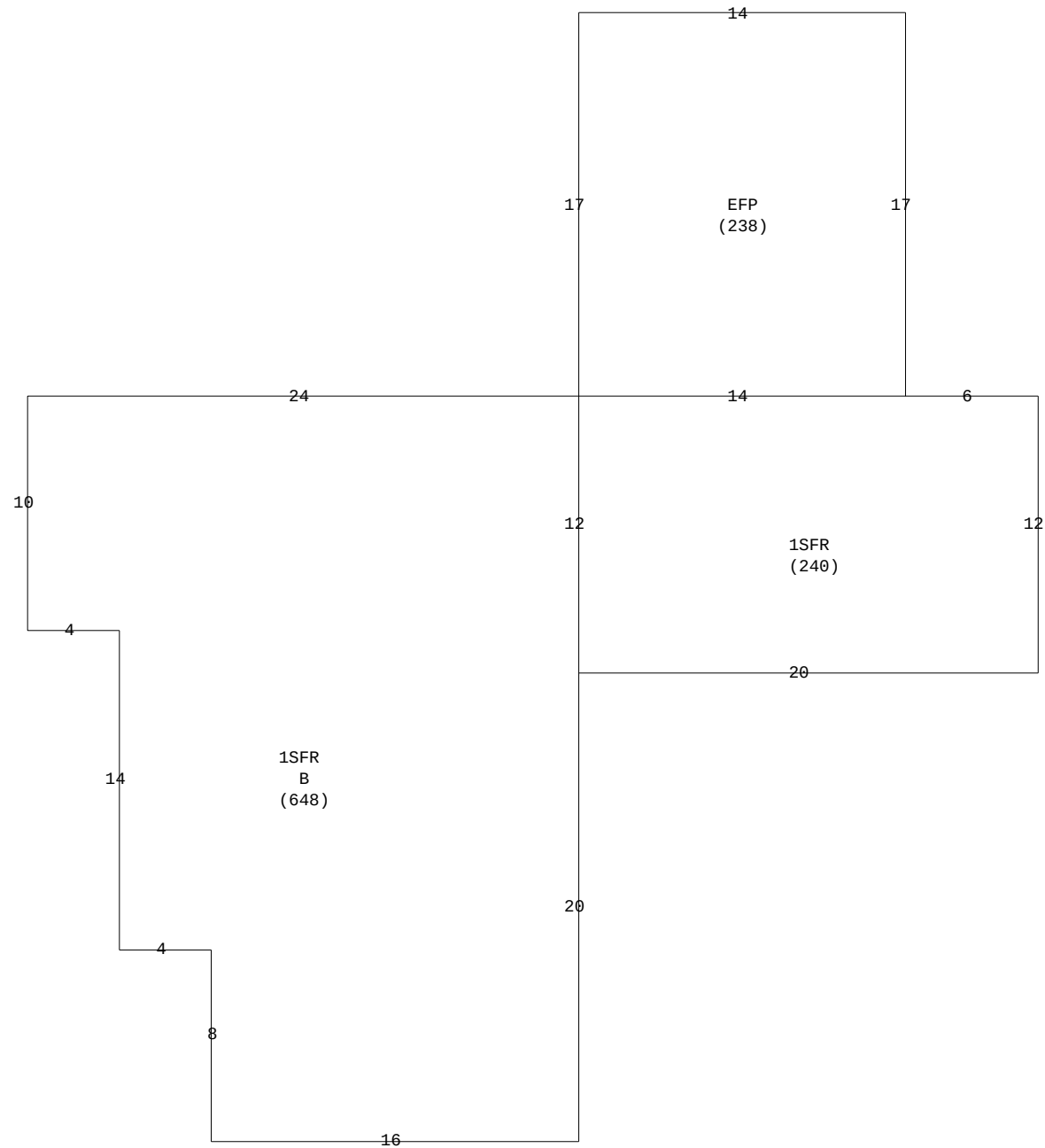
Dwelling	Frame	1 story w/bsmt	Area	Value
Basement	Full		648	131,770
Heating	Yes	A/C Yes		3,820
Plumbing	1 F/B	1 H/B Add'l fix.	Wh/p	3,500
Attic	None	Attic size:		
Additions				50,901
Other Features	WB Stks			6,750
Sub-Total				196,741
Grade	C-	Factor .9200		181,002
CDU		C&D Factor 1.00		181,002
Depreciation		35 %		117,651
Computed cost value @ 70%				82,356

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
P Porches, Patios, Decks	FEFF Frame enclosed first	238	22,696
L Living Area	AIR Air conditioning	240	730
Total additions			50,901

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2008	C	5,040	50	2,500
Utility Shed									
Value at 70%		1,750	Value at 100%		2,500				



.11 ACRES CONVEYED TO 10 LAKEVIEW BLVD V 640 P 1258 5-11-12
RELEASING LIFE USE OF BARBARA & PAUL MAYVILLE V 659 P 1006 4/24/13