

Property at 00015 LAKEVIEW BOULEVARD

Prop ID 2980015

Printed 05-Feb-2025 8:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SEMENETZ GARRETT
Second name:
Address: 15 LAKEVIEW BOULEVARD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 2980015 Neigh.: LV Zone: R15 Vol: 797 Page: 908

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Oct-2024
Resident Land	.34	70,000				Sale price: 390,000
Resident Dwelling	1.00	137,800				Sale valid:
					Values	
Resident Excess	.38	2,000				Mkt value : Cost value: 299,714
Summary			Utilities		Sales ratios	
Total assessments		209,800	Water	Connecticut	Cost/sale :	.7685
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		209,800	Gas	None	Assmt/sale:	.5379

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	.380	7,500	2,850			2,850	1,995
Residual		16,553						
				.720 acres	Total land value		102,850	71,995

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	08	Asbestos Shingle		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,656
Garage	99	None	Saunas	# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1930	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,104	191,780
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Fully finished w/WH	Attic size: 312		17,118
Additions				30,423
Other Features	WB Stks			6,750
Sub-Total				246,071
Grade	C	Factor 1.0000		246,071
CDU		C&D Factor 1.00		246,071
Depreciation		20 %		196,857
Computed cost value @ 70%				137,800

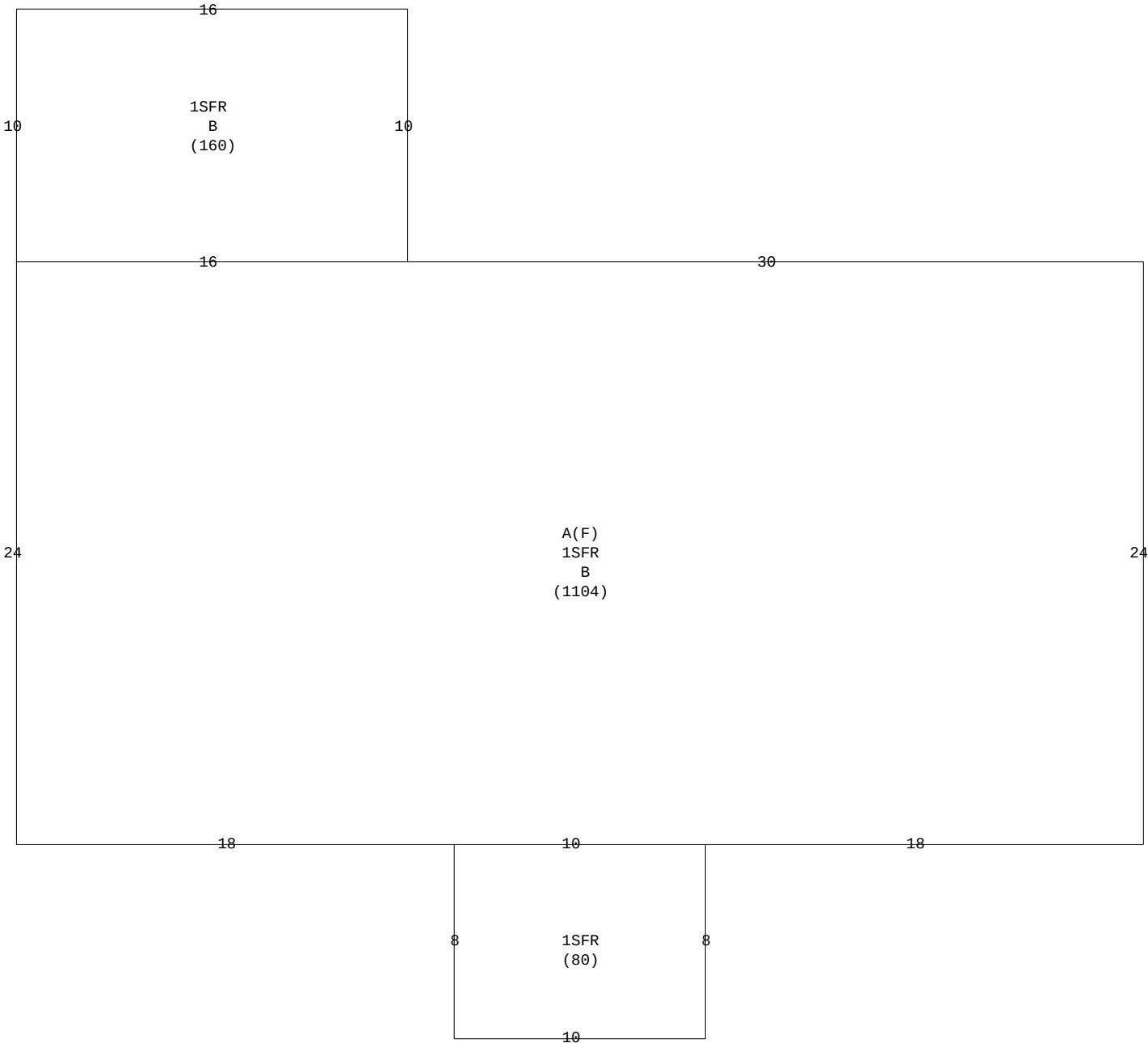
Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	FRFF Frame first floor	80	9,158

Total additions 30,423

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				



PROP SOLD WITH 9 LAKEVIEW BLVD V797 P908 10-7-24 \$390,000