

Property at 00019 LAKEVIEW BOULEVARD

Prop ID 2980019

Printed 06-Feb-2024 3:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZARKA ISABELLE
 Second name:
 Address: 19 LAKEVIEW BOULEVARD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2980019 Neigh.: LV Zone: R15 Vol: 354 Page: 634

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Aug-1998
Resident Land	.34	70,000				Sale price: 104,000
Resident Dwelling	1.00	102,090				Sale valid: Y
Resident Outbldg	3.00	12,110				
					Values	
Resident Excess	.19	1,000				Mkt value :
					Cost value: 264,571	
Summary			Utilities		Sales ratios	
Total assessments		185,200	Water	Well	Cost/sale :	2.5440
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		185,200	Gas	None	Assmt/sale:	1.7808

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	.190	7,500	1,425			1,425	998
Residual		8,276						
				.530 acres	Total land value		101,425	70,998

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	27	C-	Whirlpools	1,472
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1940	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				744	144,410
Basement	None						-5,140
Heating	Yes	A/C Yes					4,180
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas			5,000
Attic	None	Attic size:					
Additions							88,690
Other Features		WB Stks					6,750
Sub-Total							243,890
Grade	C-	Factor .9200					224,379
CDU		C&D Factor 1.00					224,379
Depreciation		35 %					145,846
Computed cost value @ 70%							102,092

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	704	80,595
P Porches, Patios, Decks	DECK Wood deck	96	2,543
P Porches, Patios, Decks	F0FF Frame open first flo	56	3,412
L Living Area	AIR Air conditioning	704	2,140

Total additions 88,690

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00		C	7,200	50	3,600
Utility Shed									
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RG1 Frame or Con	20	22	440	55.95	2006	C	24,618	50	12,300
Block Detach Garage									
Value at 70%		12,110	Value at 100%		17,300				

