

Property at 00021 LAKEVIEW BOULEVARD

Prop ID 2980021

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Administrative Information

Owner name: FRITZ ELEANOR
 Second name:
 Address: 21 LAKEVIEW BOULEVARD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 01 041
 Lot: 2980021 Neigh.: LV Zone: R15 Vol: 817 Page: 302

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	221,420
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Apr-2026
 Sale price: 706,000
 Sale valid:

Values

Mkt value :
 Cost value: 421,614

Summary

Total assessments	295,130
Total exemptions	
Net assessment	295,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .5972
 Mkt/sale :
 Assmt/sale: .4180

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	.520	7,500	3,900			3,900	2,730
Residual		22,651						

.860 acres

Total land value

103,900

72,730

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	30	C		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	02	Rec Room w/o air		
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 1/2 story w/bsmt	197,420
Basement	Full with walk		
Heating	Yes	A/C Yes	5,700
Plumbing	4 F/B	1 H/B	2 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size:	234,446
Other Features		WB Stks M Stks RR	29,569
Sub-Total			486,635
Grade	C	Factor 1.0000	486,635
CDU		C&D Factor 1.00	486,635
Depreciation		35 %	316,313
		Computed cost value @ 70%	221,419

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	162	9,870
L Living Area	FRFF Frame first floor	435	49,799
L Living Area	BSMT Basement addition	248	4,570
L Living Area	FRFF Frame first floor	248	28,391
P Porches, Patios, Decks	DECK Wood deck	540	14,305
L Living Area	FRFF Frame first floor	160	18,317
G Garages	FRL Attached frame GT 65	720	32,257
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	AIR Air conditioning	208	632
L Living Area	AIR Air conditioning	435	1,322
L Living Area	AIR Air conditioning	248	754

Total additions 234,446

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2020	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

