

Property at 00025 LAKEVIEW BOULEVARD

Prop ID 2980025

Printed 06-Feb-2024 3:43 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FINE SAMANTHA O
 Second name:
 Address: 25 LAKEVIEW BOULEVARD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2980025 Neigh.: LV Zone: R15 Vol: 789 Page: 686

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Nov-2023
Resident Land	.34	70,000				Sale price: 300,000
Resident Dwelling	1.00	103,990				Sale valid:
					Values	
Resident Excess	.25	1,310			Mkt value :	
					Cost value: 250,429	
Summary			Utilities		Sales ratios	
Total assessments		175,300	Water	Connecticut	Cost/sale :	.8348
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		175,300	Gas	None	Assmt/sale:	.5843

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	.250	7,500	1,875			1,875	1,313
Residual		10,890						
				.590 acres	Total land value		101,875	71,313

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				696	138,090
Basement	Full						
Heating	Yes	A/C	Yes				4,000
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas		
Attic	Fully Finished		Attic size: 696				22,469
Additions							30,542
Other Features		WB Stks					6,750
Sub-Total							201,851
Grade	C-	Factor .9200					185,703
CDU		C&D Factor 1.00					185,703
Depreciation		20 %					148,562
Computed cost value @ 70%							103,993

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	192	21,980
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	BSMT Basement addition	32	590
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	BSMT Basement addition	40	737
L Living Area	AIR Air conditioning	192	584
L Living Area	AIR Air conditioning	40	122

Total additions 30,542

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	03	Field Stone	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	27	C-	Whirlpools	1,276
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1930	

