

Property at 00035 LAKEVIEW BOULEVARD

Prop ID 2980035

Printed 06-Feb-2024 3:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CROCKER KAREN M
 Second name:
 Address: 35 LAKEVIEW BOULEVARD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2980035 Neigh.: LV Zone: R15 Vol: 418 Page: 328

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Feb-1976
Resident Land	.34	94,500				Sale price: 37,000
Resident Outbldg	2.00	8,190				Sale valid:
Resident Dwelling	1.00	167,080				Values
						Mkt value :
Resident Excess	1.16	6,090				Cost value: 394,086
Summary			Utilities		Sales ratios	
Total assessments		275,860	Water	Connecticut	Cost/sale :	10.6510
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		275,860	Gas	None	Assmt/sale:	7.4557

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.340	135,000	135,000			135,000	94,500
Waterfront		14,810						
RES	12	1.160	7,500	8,700			8,700	6,090
Residual		50,530						
1.500 acres		Total land value		143,700			100,590	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	672	134,930
Basement	Full		
Heating	Yes A/C Yes		3,910
Plumbing	2 F/B H/B Add'l fix. Wh/p		5,000
Attic	Fully Finished Attic size: 672		21,967
Additions			194,658
Other Features	WB Stks		6,750
Sub-Total			367,215
Grade	C	Factor 1.0000	367,215
CDU		C&D Factor 1.00	367,215
Depreciation		35 %	238,690
		Computed cost value @ 70%	167,083

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FEFF Frame enclosed first	320	30,516
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	AIR Air conditioning	300	912
L Living Area	FRFF Frame first floor	560	64,109
L Living Area	BSMT Basement addition	560	10,320
L Living Area	FRUF Frame upper full	560	46,889
L Living Area	AIR Air conditioning	560	1,702
L Living Area	AIR Air conditioning	560	1,702
L Living Area	AIR Air conditioning	44	134

Total additions 194,658

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		C	22,380	50	11,200
Block Detach Garage									
RS1 Frame	8	4	32	30.00		C	960	50	500
Utility Shed									
Value at 70%		8,190	Value at 100%		11,700				

Scale: 1" = 7.09 feet