

Property at 00041 LAKEVIEW BOULEVARD

Prop ID 2980041

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Administrative Information

Owner name: FOLLERT KEITH A &
Second name: LYNNE
Address: 41 LAKEVIEW BOULEVARD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 2980041 Neigh.: LV Zone: R15 Vol: 246 Page: 444

Assessments

Assmt category	Qty	Amount
Resident Land	.34	94,500
Resident Outbldg	1.00	2,030
Resident Dwelling	1.00	127,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Nov-1984
Sale price: 65,000
Sale valid:

Values

Mkt value :
Cost value: 329,600

Summary

Total assessments	230,720
Total exemptions	
Net assessment	230,720

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.0708
Mkt/sale :
Assmt/sale: 3.5495

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	1.220	7,500	9,150			9,150	6,405
Residual		53,143						

1.560 acres

Total land value

144,150

100,905

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Total Rooms	6
Bedrooms	2
Family Rooms	
Full Baths	2
Half Baths	
Addtn'l fixtures	
Whirlpools	
Saunas	
M/F stacks	
W/B stacks	
W/B openings	

Garage cars	2
Unfinished area	
Dormer linear f	
Masonry trim sf	
Finish bsmt sz	
Rec Room Size	
Living area	1,420
# Living Units	

Actual Year Built: 1953

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	209,680
Basement	Full		1,240	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				66,149
Other Features				

Sub-Total	280,829
Grade C	
Factor 1.0000	280,829
CDU	
C&D Factor 1.00	280,829
Depreciation	
35 %	182,539
Computed cost value @ 70%	127,777

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	180	20,607
P Porches, Patios, Decks	DECK Wood deck	400	10,596
G Garages	FRL Attached frame GT 65	780	34,946

Total additions 66,149

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									

Value at 70%

2,030

Value at 100%

2,900

