

Property at 00046 LAKEVIEW BOULEVARD

Prop ID 2980046

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

Administrative Information

Owner name: RUIZ RUBEN
 Second name:
 Address: 46 LAKEVIEW BLVD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2980046 Neigh.: LV Zone: R15 Vol: 768 Page: 1247

Assessments

Assmt category	Qty	Amount
Resident Land	.32	70,000
Resident Dwelling	1.00	95,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Nov-2021
 Sale price: 255,000
 Sale valid:

Values

Mkt value :
 Cost value: 235,757

Summary

Total assessments	165,030
Total exemptions	
Net assessment	165,030

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9245
 Mkt/sale :
 Assmt/sale: .6472

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.320	100,000	100,000			100,000	70,000
Primary Site		13,939						

.320 acres Total land value 100,000 70,000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	181,490
Basement	Full		576	
Heating	Yes	A/C Yes		5,270
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				17,102
Other Features				

Sub-Total		208,862
Grade C	Factor 1.0000	208,862
CDU	C&D Factor 1.00	208,862
Depreciation	35 %	135,760
	Computed cost value @ 70%	95,032

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	200	5,298
L Living Area	FRFF Frame first floor	88	10,074
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	AIR Air conditioning	88	268

Total additions 17,102

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	01	Plaster	Garage cars
Floors	01	Hardwood	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	30	C	Full Baths 2
Garage	99	None	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 1,240
			# Living Units
			M/F stacks
			W/B stacks
			W/B openings
			Actual Year Built: 1946

