

Property at 00011 LAWRENCE AVENUE

Prop ID 3000011

Printed 05-Feb-2025 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FALES MICHAEL S & KARYN J
 Second name:
 Address: 11 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000011 Neigh.: Zone: R15 Vol: 682 Page: 471

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Nov-1999
Resident Land	.31	94,500				Sale price: 154,000
Resident Dwelling	1.00	130,080				Sale valid:
Resident Outbldg	2.00	2,100				Values
					Mkt value :	
					Cost value:	323,829
Summary			Utilities		Sales ratios	
Total assessments		226,680	Water	Well	Cost/sale :	2.1028
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		226,680	Gas	None	Assmt/sale:	1.4719

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.310	135,000	135,000			135,000	94,500
Primary Site		13,504						
		.310 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	1,441	236,130
Basement	Full with walk						
Heating	Yes	A/C	Yes			6,760	
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000	
Attic	None	Attic size:					
Additions						9,409	
Other Features	Mason Trim	WB Stks	RR	Bsmt	Gar	24,598	
Sub-Total						285,897	
Grade	C	Factor 1.0000				285,897	
CDU		C&D	Factor 1.00			285,897	
Depreciation			35 %			185,833	
Computed cost value @ 70%						130,083	

Building additions

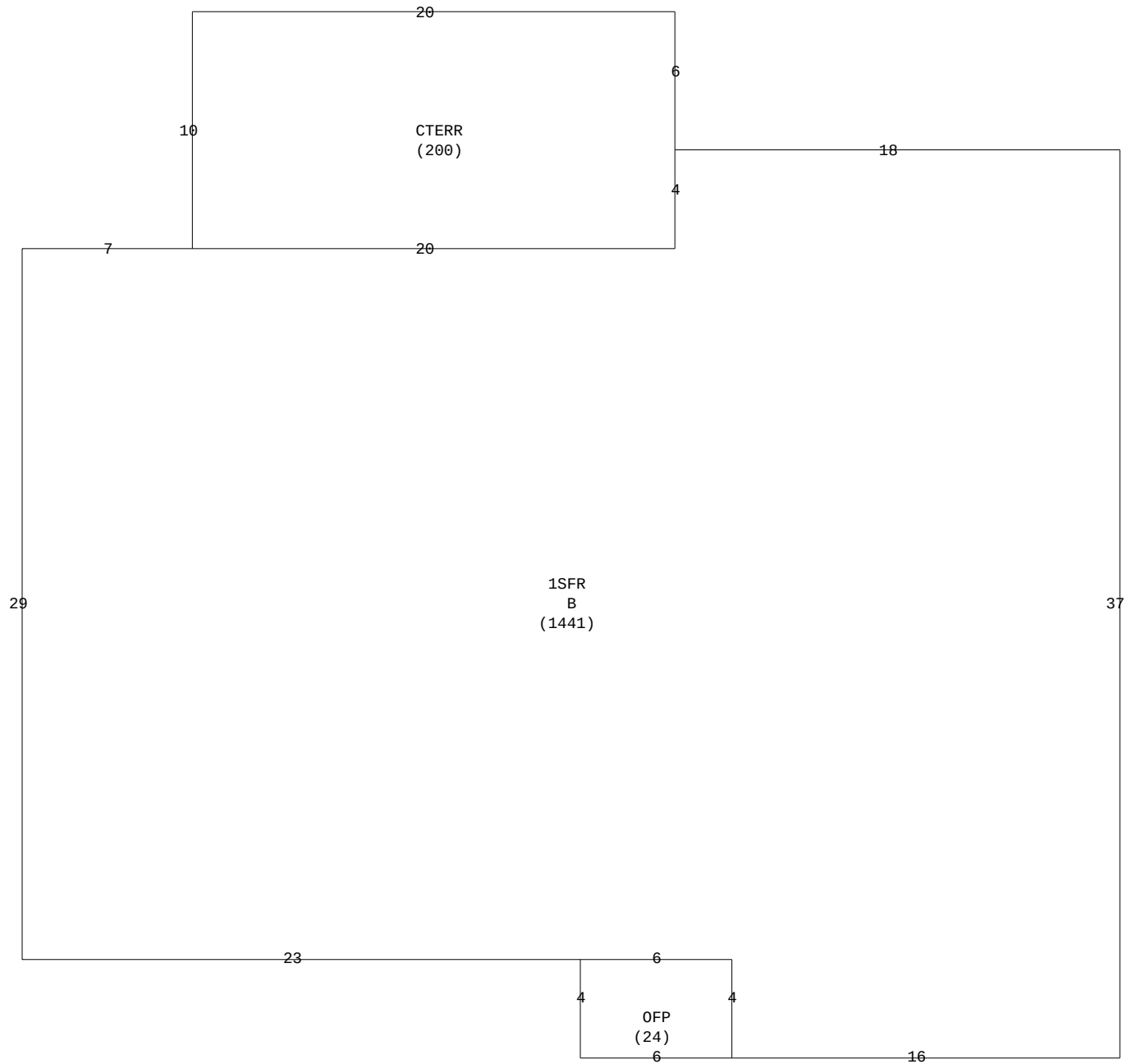
Category	Type	Area	Value
P Porches, Patios, Decks	TERR Terrace	200	7,947
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 9,409

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
RS1 Frame	12	10	120	30.00	2014	C	3,600	50	1,800
Utility Shed									
Value at 70%		2,100	Value at 100%		3,000				

Scale: 1" = 6.49 feet



NAME CHNG FROM KARYN J ALLEN TO KARYN J FALES V798 P611 11-5-24