

Property at 00015 LAWRENCE AVENUE

Prop ID 3000015

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Administrative Information

Owner name: HORRELL RONALD M
Second name:
Address: 15 LAWRENCE AVENUE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 3000015 Neigh.: Zone: R15 Vol: 142 Page: 605

Assessments

Assmt category	Qty	Amount
Resident Land	.34	94,500
Resident Dwelling	1.00	106,110
Resident Outbldg	2.00	10,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Dec-1983
Sale price: 89,000
Sale valid:

Values

Mkt value :
Cost value: 301,886

Summary

Total assessments	211,320
Total exemptions	
Net assessment	211,320

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.3920
Mkt/sale :
Assmt/sale: 2.3744

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	135,000	135,000			135,000	94,500
Primary Site		14,810						
RES	12	.080	7,500	600			600	420
Residual		3,485						

.420 acres

Total land value

135,600

94,920

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	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	60
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1946	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	209,610
Basement	Full		720	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				13,351
Other Features		WB Stks		6,750

Sub-Total			233,211
Grade	C	Factor 1.0000	233,211
CDU		C&D Factor 1.00	233,211
Depreciation		35 %	151,587
		Computed cost value @ 70%	106,111

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	216	5,722
P Porches, Patios, Decks	FEFF Frame enclosed first	80	7,629

Total additions 13,351

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	21	420	55.95		C	23,499	50	11,700
Block Detach Garage									
RS1 Frame	10	20	200	30.00	2024	C	6,000	50	3,000
Utility Shed									

Value at 70% 10,290

Value at 100% 14,700

