

Property at 00018 LAWRENCE AVENUE

Prop ID 3000018

Printed 06-Feb-2024 3:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NONKEN CHARLES C
 Second name:
 Address: 18 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000018 Neigh.: Zone: R15 Vol: 367 Page: 993

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Dec-1988
Resident Land	.34	94,500				Sale price: 186,000
Resident Dwelling	1.00	128,380				Sale valid:
					Values	
Resident Excess	.69	3,620			Mkt value :	
					Cost value:	323,571
Summary			Utilities		Sales ratios	
Total assessments		226,500	Water	Well	Cost/sale :	1.7396
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		226,500	Gas	None	Assmt/sale:	1.2177

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	.690	7,500	5,175			5,175	3,623
Residual		30,056						
1.030 acres				Total land value			140,175	98,123

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	31
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	928
Basement	Full with walk		218,190
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	
Additions			43,790
Other Features	WB Stks	RR	14,678
Sub-Total			282,158
Grade	C	Factor 1.0000	282,158
CDU		C&D Factor 1.00	282,158
Depreciation		35 %	183,403
Computed cost value @ 70%			128,382

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	234	6,199
L Living Area	FRFF Frame first floor	153	17,516
G Garages	FR Attached frame LE 65	420	19,100
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
Total additions			43,790

