

Property at 00019 LAWRENCE AVENUE

Prop ID 3000019

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Administrative Information

Owner name: WOITEN MICHAEL P
 Second name:
 Address: 19 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000019 Neigh.: Zone: R15 Vol: 748 Page: 020

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Oct-2020
Resident Land	.34	94,500				Sale price: 236,000
Resident Dwelling	1.00	103,980				Sale valid:
Resident Outbldg	1.00	4,690				Values
Resident Excess	.21	1,100				Mkt value :
						Cost value: 291,814
Summary			Utilities		Sales ratios	
Total assessments		204,270	Water	Well	Cost/sale :	1.2365
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		204,270	Gas	None	Assmt/sale:	.8656

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	.210	7,500	1,575			1,575	1,103
Residual		9,148						
		.550 acres	Total land value				136,575	95,603

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	02	Block	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	31	Detached 1 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	1 story w/bsmt	Area	884	162,830
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	Fully finished w/WH	Attic size: 884			31,275
Additions					27,672
Other Features	WB Stks				6,750
Sub-Total					228,527
Grade	C	Factor 1.0000			228,527
CDU		C&D Factor 1.00			228,527
Depreciation		35 %			148,543
		Computed cost value @ 70%			103,980

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	26	2,977
L Living Area	BSMT Basement addition	26	479
L Living Area	FRFF Frame first floor	124	14,196
L Living Area	BSMT Basement addition	124	2,285
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	200	5,298
Total additions			27,672

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		C	13,428	50	6,700
Block Detach Garage									
Value at 70%			4,690				Value at 100%		6,700

