

Property at 00028 LAWRENCE AVENUE

Prop ID 3000028

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

Administrative Information

Owner name: TOAL BRIAN AND
 Second name: GRAESSER CHRISTINE L
 Address: 28 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000028 Neigh.: Zone: R15 Vol: 279 Page: 851

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-1993
Resident Land	.34	94,500				Sale price: 163,000
Resident Dwelling	1.00	165,230				Sale valid:
					Values	
Resident Excess	.35	1,840				Mkt value :
						Cost value: 373,671
Summary			Utilities		Sales ratios	
Total assessments		261,570	Water	Well		Cost/sale : 2.2925
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		261,570	Gas	None		Assmt/sale: 1.6047

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	.350	7,500	2,625			2,625	1,838
Residual		15,246						
				.690 acres	Total land value		137,625	96,338

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					540	174,460
Heating	Yes	A/C	No				
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None	Attic size:					
Additions							146,540
Other Features	WB Stks						6,750
Sub-Total							336,250
Grade	C+	Factor 1.0800					363,150
CDU	C&D Factor 1.00						363,150
Depreciation	35 %						236,048
				Computed cost value @ 70%			165,234

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	144	4,113
P Porches, Patios, Decks	UTIL Utility building	25	714
G Garages	FR Attached frame LE 65	240	12,077
L Living Area	FRFF Frame first floor	342	39,153
P Porches, Patios, Decks	DECK Wood deck	396	10,490
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
L Living Area	FRFF Frame first floor	60	6,869
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
P Porches, Patios, Decks	FEFF Frame enclosed first	40	3,814
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	FRUF Frame upper full	212	17,751

Total additions 146,540

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	21	Attached 1 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good	Actual Year Built: 1850	
Exterior Cond	05	Good		

Scale: 1" = 7.54 feet