

Property at 00031 LAWRENCE AVENUE

Prop ID 3000031

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Administrative Information

Owner name: SHERWOOD MARGARET M
 Second name:
 Address: 31 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000031 Neigh.: Zone: R15 Vol: 766 Page: 1100

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Oct-2021
Resident Land	.34	94,500				Sale price: 250,000
Resident Dwelling	1.00	90,670				Sale valid:
					Values	
Resident Excess	.09	470				Mkt value :
					Cost value: 265,200	
Summary			Utilities		Sales ratios	
Total assessments		185,640	Water	Well		Cost/sale : 1.0608
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		185,640	Gas	CNG		Assmt/sale: .7426

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	.090	7,500	675			675	473
Residual		3,920						
				.430 acres	Total land value		135,675	94,973

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	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	
Attic	01	Fully Finished	Addn'l fixtures	
Grade	30	C	Whirlpools	1,188
Garage	21	Attached 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: 1949	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	792
Basement	Full		150,720
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Fully Finished	Attic size: 792	24,473
Additions			17,322
Other Features	WB Stks		6,750
Sub-Total			199,265
Grade	C	Factor 1.0000	199,265
CDU		C&D Factor 1.00	199,265
Depreciation		35 %	129,522
Computed cost value @ 70%			90,665

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	260	12,857
P Porches, Patios, Decks	BPAT Brick/flagstone pati	162	3,694
P Porches, Patios, Decks	UTIL Utility building	27	771
Total additions			17,322

