

Property at 00032 LAWRENCE AVENUE

Prop ID 3000032

Printed 18-Oct-2024 12:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RODRIGUES DANIEL
 Second name:
 Address: 32 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000032 Neigh.: Zone: R15 Vol: 723 Page: 399

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Sep-2018
Resident Land	.34	94,500				Sale price: 242,500
Resident Dwelling	1.00	115,710				Sale valid:
Resident Outbldg	3.00	9,730				Values
Resident Excess	.27	1,420				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		221,360	Water	Well	Cost/sale :	1.3040
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		221,360	Gas	CNG	Assmt/sale:	.9128

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	.270	7,500	2,025			2,025	1,418
Residual		11,761						
		.610 acres	Total land value				137,025	95,918

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	02	Softwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	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	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1942	

Building Valuation Summary

		Area		
Dwelling	Frame	1 1/2 story w/bsmt	748	187,540
Basement	Full			
Heating	Yes	A/C Yes		5,420
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				38,590
Other Features		WB Stks	RR	14,268
Sub-Total				254,318
Grade	C	Factor 1.0000		254,318
CDU		C&D Factor 1.00		254,318
Depreciation		35 %		165,307
Computed cost value @ 70%				115,715

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	100	1,843
P Porches, Patios, Decks	FEFF Frame enclosed first	100	9,536
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	DECK Wood deck	165	4,371
L Living Area	AIR Air conditioning	168	511

Total additions 38,590

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	16	22	352	55.95		C	19,694	50	9,800
Block Detach Garage									
RS1 Frame	10	13	130	30.00		C	3,900	50	2,000
Utility Shed									
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%		9,730	Value at 100%		13,900				

