

Property at 00035 LAWRENCE AVENUE

Prop ID 3000035

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Administrative Information

Owner name: MCCLURE NANCY E
Second name:
Address: 35 LAWRENCE AVENUE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 3000035 Neigh.: Zone: R15 Vol: 422 Page: 751

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Feb-2002
Resident Land	.34	94,500				Sale price: 145,500
Resident Dwelling	1.00	88,030				Sale valid: Y
					Values	
Resident Excess	.12	630				Mkt value : Cost value: 261,657
Summary			Utilities		Sales ratios	
Total assessments		183,160	Water	Well		Cost/sale : 1.7983
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		183,160	Gas	None		Assmt/sale: 1.2588

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	.120	7,500	900			900	630
Residual		5,227						
				.460 acres	Total land value		135,900	95,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	936	169,670
Basement	Full				
Heating	Yes	A/C Yes			4,890
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					12,155
Other Features		WB Stks			6,750
Sub-Total					193,465
Grade	C	Factor 1.0000			193,465
CDU		C&D Factor 1.00			193,465
Depreciation		35 %			125,752
Computed cost value @ 70%					88,026

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	242	12,155
Total additions			12,155

