

Property at 00038 LAWRENCE AVENUE

Prop ID 3000038

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Administrative Information

Owner name: DUFFY SANDRA
Second name:
Address: 38 LAWRENCE AVENUE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 3000038 Neigh.: Zone: R15 Vol: 475 Page: 602

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Aug-2003
Resident Land	.34	94,500				Sale price: 246,500
Resident Dwelling	1.00	130,540				Sale valid: Y

Exemptions

Last sale

Resident Excess	.12	630
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Summary

Total assessments	225,670	Water	Well	Cost/sale :	1.3079
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	225,670	Gas	CNG	Assmt/sale:	.9155

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	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	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addn'l fixtures	1
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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	850	204,910
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				69,745
Other Features	WB Stks			6,750

Sub-Total		286,905
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	286,905
Depreciation	35 %	186,488
	Computed cost value @ 70%	130,542

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	244	27,933
G Garages	FR Attached frame LE 65	364	16,915
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	BSMT Basement addition	128	2,359
L Living Area	FRFF Frame first floor	128	14,654

Total additions 69,745

