

Property at 00040 LAWRENCE AVENUE

Prop ID 3000040

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Administrative Information

Owner name: HAYS MICHAEL A AND
 Second name: JONES ANNA
 Address: 40 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000040 Neigh.: Zone: R15 Vol: 763 Page: 944

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	94,500			Sale date: 03-Aug-2021
Resident Outbldg	1.00	980			Sale price: 450,000
Resident Dwelling	1.00	191,210			Sale valid:
					Values
Resident Excess	.73	3,830			Mkt value :
					Cost value: 415,029

Summary

Total assessments	290,520	Utilities		Sales ratios
Total exemptions		Water Well		Cost/sale : .9223
Net assessment	290,520	Sewer Public sewer		Mkt/sale :
		Gas None		Assmt/sale: .6456

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	.730	7,500	5,475		5,475	3,833
Residual		31,799					
1.070 acres				Total land value		140,475	98,333

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	30	C	Whirlpools Living area 2,196
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	06	Very Good	
Exterior Cond	06	Very Good	Actual Year Built: 1959

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,014	232,840
Basement	Full			
Heating	Yes	A/C Yes		6,700
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas	9,000
Attic	None	Attic size:		
Additions				74,410
Other Features	WB Stks	Bsmt Gar		18,500
Sub-Total				341,450
Grade	C	Factor 1.0000		341,450
CDU		C&D Factor 1.00		341,450
Depreciation		20 %		273,160
Computed cost value @ 70%				191,212

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	BSMT Basement addition	480	8,845
L Living Area	AIR Air conditioning	480	1,459
Total additions			74,410

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

