

Property at 00044 LAWRENCE AVENUE

Prop ID 3000044

Printed 08-Jul-2026 2:15 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: APICELLA ANTHONY R
 Second name:
 Address: 44 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000044 Neigh.: Zone: R15 Vol: 815 Page: 982

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Jun-2026
Resident Land	.34	94,500				Sale price: 341,500
Resident Dwelling	1.00	81,420				Sale valid:
Resident Outbldg	1.00	20,090				Values
Resident Excess	.39	2,050				Mkt value : Cost value: 282,943
Summary			Utilities		Sales ratios	
Total assessments		198,060	Water	Well	Cost/sale :	.8285
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		198,060	Gas	None	Assmt/sale:	.5800

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	.390	7,500	2,925			2,925	2,048
Residual		16,988						
		.730 acres	Total land value				137,925	96,548

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	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	33	Detached 3 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

Dwelling	Frame	1 story w/bsmt	Area	170,730
Basement	Full		944	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				1,462
Other Features		WB Stks		6,750
Sub-Total				178,942
Grade	C	Factor 1.0000		178,942
CDU		C&D Factor 1.00		178,942
Depreciation		35 %		116,312
		Computed cost value @ 70%		81,418

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
Total additions			1,462

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	27	38	1,026	55.95		C	57,405	50	28,700
Block Detach Garage									
Value at 70%			20,090				Value at 100%		28,700

