

Property at 00048 LAWRENCE AVENUE

Prop ID 3000048

Printed 06-Feb-2024 3:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DZIS HEIDI L & DANIEL R II
 Second name:
 Address: 48 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000048 Neigh.: Zone: R15 Vol: 490 Page: 1102

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Aug-1999
Resident Land	.34	94,500				Sale price: 165,000
Resident Dwelling	1.00	100,860				Sale valid: Y
Resident Outbldg	2.00	5,950				
					Values	
Resident Excess	.14	740				Mkt value : Cost value: 288,643
Summary			Utilities		Sales ratios	
Total assessments		202,050	Water	Well		Cost/sale : 1.7494
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		202,050	Gas	None		Assmt/sale: 1.2245

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	.140	7,500	1,050			1,050	735
Residual		6,098						
				.480 acres	Total land value		136,050	95,235

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
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	1
Fuel	01	Oil	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	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				840	203,210
Basement	Full						
Heating	Yes	A/C Yes					5,860
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							2,351
Other Features		WB Stks					6,750
Sub-Total							221,671
Grade	C		Factor 1.0000				221,671
CDU			C&D Factor 1.00				221,671
Depreciation			35 %				144,086
Computed cost value @ 70%							100,860

Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	20	2,290
L Living Area	AIR	Air conditioning	20	61
Total additions				2,351

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		C	13,428	50	6,700
Block Detach Garage									
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%		5,950	Value at 100%		8,500				

