

Property at 00052 LAWRENCE AVENUE

Prop ID 3000052

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Administrative Information

Owner name: SALSBUry PETER JR & BROOKE
Second name:
Address: 52 LAWRENCE AVE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 3000052 Neigh.: Zone: R15 Vol: 680 Page: 50

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Nov-2014
Resident Land	.34	94,500				Sale price: 260,000
Resident Dwelling	1.00	115,180				Sale valid:
					Values	
Resident Excess	.13	680				Mkt value :
						Cost value: 300,514
Summary			Utilities		Sales ratios	
Total assessments		210,360	Water	Well		Cost/sale : 1.1558
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		210,360	Gas	None		Assmt/sale: .8091

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	.130	7,500	975			975	683
Residual		5,663						
				.470 acres	Total land value		135,975	95,183

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	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	1,414
Garage	21	Attached 1 car	Saunas	# Living Units 1
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	850
Basement	Full		204,910
Heating	Yes	A/C Yes	5,910
Plumbing	2 F/B	H/B Add'l fix. Wh/p	5,000
Attic	None	Attic size:	
Additions			30,578
Other Features	WB Stks		6,750
Sub-Total			253,148
Grade	C	Factor 1.0000	253,148
CDU		C&D Factor 1.00	253,148
Depreciation		35 %	164,546
Computed cost value @ 70%			115,182

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	60	1,714
G Garages	FR Attached frame LE 65	308	14,730
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
Total additions			30,578

