

Property at 00053 LAWRENCE AVENUE

Prop ID 3000053

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

Administrative Information

Owner name: COHEN JAN Z
 Second name:
 Address: 53 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000053 Neigh.: Zone: R15 Vol: 383 Page: 770

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Feb-1964
Resident Land	.34	94,500				Sale price: 17,500
Resident Dwelling	1.00	150,400				Sale valid:
Resident Outbldg	1.00	1,470				Values
						Mkt value :
Resident Excess	.12	630				Cost value: 352,857
Summary			Utilities		Sales ratios	
Total assessments		247,000	Water	Well		Cost/sale : 20.1633
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		247,000	Gas	None		Assmt/sale: 14.1143

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	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	39
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	2,022
Garage	22	Attached 2 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 1/2 story w/bsmt	Area	1,092	246,120
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size: 400			
Additions					72,674
Other Features		WB Stks			6,750
Sub-Total					330,544
Grade	C	Factor 1.0000			330,544
CDU		C&D Factor 1.00			330,544
Depreciation		35 %			214,854
Computed cost value @ 70%					150,398

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	384	17,696
L Living Area	FRFF Frame first floor	126	14,425
P Porches, Patios, Decks	FOFF Frame open first flo	121	7,372
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	BSMT Basement addition	56	1,032
P Porches, Patios, Decks	UTIL Utility building	35	1,000
P Porches, Patios, Decks	DECK Wood deck	66	1,748
L Living Area	FRFF Frame first floor	160	18,317
P Porches, Patios, Decks	DECK Wood deck	112	2,967
Total additions			72,674

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2001	C	4,200	50	2,100
Utility Shed									
Value at 70%		1,470	Value at 100%		2,100				

