

Property at 00057 LAWRENCE AVENUE

Prop ID 3000057

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Administrative Information

Owner name: HETRICK MICHAEL J
 Second name:
 Address: 57 LAWRENCE AVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000057 Neigh.: Zone: R15 Vol: 711 Page: 687

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jul-2017
Resident Land	.34	94,500				Sale price: 254,000
Resident Dwelling	1.00	122,530				Sale valid:
Resident Outbldg	1.00	840				Values
Resident Excess	.12	630				Mkt value :
						Cost value: 312,143
Summary			Utilities		Sales ratios	
Total assessments		218,500	Water	Well	Cost/sale :	1.2289
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		218,500	Gas	CNG	Assmt/sale:	.8602

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	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

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			41,441
Other Features	WB Stks	RR	12,035
Sub-Total			269,296
Grade	C	Factor 1.0000	269,296
CDU		C&D Factor 1.00	269,296
Depreciation		35 %	175,042
Computed cost value @ 70%			122,529

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	336	15,823
L Living Area	FRFF Frame first floor	186	21,293
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	AIR Air conditioning	186	565
L Living Area	AIR Air conditioning	32	97

Total additions 41,441

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		840	Value at 100%		1,200				

