

Property at 00060 LAWRENCE AVENUE

Prop ID 3000060

Printed 06-Feb-2024 3:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRIGHENTI MICHAEL
 Second name:
 Address: 76 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000060 Neigh.: Zone: R15 Vol: 465 Page: 305

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-May-2003
Resident Land	.34	94,500				Sale price: 142,500
Resident Dwelling	1.00	125,860				Sale valid: N
					Values	
Resident Excess	.12	630				Mkt value :
					Cost value: 315,700	
Summary			Utilities		Sales ratios	
Total assessments		220,990	Water	Well		Cost/sale : 2.2154
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		220,990	Gas	None		Assmt/sale: 1.5508

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

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	936	219,560
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					39,118
Other Features	Mason Trim WB Stks	RR			12,441
Sub-Total					276,619
Grade	C	Factor 1.0000			276,619
CDU		C&D Factor 1.00			276,619
Depreciation		35 %			179,802
		Computed cost value @ 70%			125,861

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	40	4,747
P Porches, Patios, Decks	UTIL Utility building	140	3,999
P Porches, Patios, Decks	BPAT Brick/flagstone pati	132	3,010
P Porches, Patios, Decks	FEFF Frame enclosed first	121	11,539
G Garages	FR Attached frame LE 65	336	15,823
Total additions			39,118

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	Addtn'l fixtures	1
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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

