

Property at 00061 LAWRENCE AVENUE

Prop ID 3000061

Printed 05-Sep-2025 4:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ABRAMZON FEDERICO D AND
 Second name: RIVERA INEZ P
 Address: 61 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000061 Neigh.: Zone: R15 Vol: 712 Page: 695

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Aug-2017
Resident Land	.34	94,500				Sale price: 308,000
Resident Dwelling	1.00	149,560				Sale valid:
Resident Outbldg	1.00	6,440				Values
Resident Excess	.12	630				Mkt value :
						Cost value: 358,757
Summary			Utilities		Sales ratios	
Total assessments	251,130		Water	Well	Cost/sale :	1.1648
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	251,130		Gas	CNG	Assmt/sale:	.8154

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	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
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	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	999
Basement	Full		230,280
Heating	Yes	A/C Yes	6,620
Plumbing	2 F/B	H/B Add'l fix. Wh/p	5,000
Attic	None	Attic size:	
Additions			67,534
Other Features	WB Stks	RR	19,274
Sub-Total			328,708
Grade	C	Factor 1.0000	328,708
CDU		C&D Factor 1.00	328,708
Depreciation		35 %	213,660
		Computed cost value @ 70%	149,562

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
L Living Area	FRFF Frame first floor	396	45,334
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831
L Living Area	AIR Air conditioning	396	1,204
Total additions			67,534

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	30	420	43.80	2025	C	18,396	50	9,200
Block Detach Garage									
Value at 70%	6,440		Value at 100%		9,200				

