

Property at 00072 LAWRENCE AVENUE

Prop ID 3000072

Printed 19-Apr-2024 1:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DUDLEY ROBERT & HEATHER
Second name:
Address: 72 LAWRENCE AVENUE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 3000072 Neigh.: Zone: R15 Vol: 792 Page: 314

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Apr-2024
Resident Land	.34	94,500				Sale price: 410,000
Resident Dwelling	1.00	183,020				Sale valid:
					Values	
Resident Excess	1.01	5,300				Mkt value : Cost value: 404,029
Summary			Utilities		Sales ratios	
Total assessments		282,820	Water	Well		Cost/sale : .9854
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		282,820	Gas	None		Assmt/sale: .6898

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	1.010	7,500	7,575			7,575	5,303
Residual		43,996						
		1.350 acres		Total land value			142,575	99,803

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	07	Stone		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1950	

Building Valuation Summary

		Area	
Dwelling	Masonry 1 story w/bsmt	726	145,050
Basement	Full		
Heating	Yes A/C No		
Plumbing	1 F/B 1 H/B Add'l fix. Wh/p Saunas		3,500
Attic	Fully Finished Attic size: 726		23,095
Additions			218,858
Other Features	WB Stks Bsmt Gar		11,750
Sub-Total			402,253
Grade	C Factor 1.0000		402,253
CDU	C&D Factor 1.00		402,253
Depreciation	35 %		261,464
		Computed cost value @ 70%	183,025

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	FATT Full finished attic	320	11,558
L Living Area	MAFF Masonry first floor	816	96,837
L Living Area	FATT Full finished attic	600	21,671
P Porches, Patios, Decks	MOFF Masonry open first f	180	12,283
L Living Area	FRFF Frame first floor	117	13,394
P Porches, Patios, Decks	FOFF Frame open first flo	15	914
P Porches, Patios, Decks	TERR Terrace	265	10,530
L Living Area	BSMT Basement addition	816	15,037

Total additions 218,858

