

Property at 00073 LAWRENCE AVENUE

Prop ID 3000073

Printed 06-Feb-2024 3:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MADSEN DAVID E AND
 Second name: WENDY F
 Address: 73 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000073 Neigh.: Zone: R15 Vol: 131 Page: 0621

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Sep-1982
Resident Land	.34	94,500				Sale price: 70,000
Resident Dwelling	1.00	172,100				Sale valid:
					Values	
Resident Excess	.12	630			Mkt value :	
					Cost value: 381,757	
Summary			Utilities		Sales ratios	
Total assessments		267,230	Water	Well	Cost/sale : 5.4537	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		267,230	Gas	CNG	Assmt/sale: 3.8176	

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	2 story w/bsmt			Area	
Basement	Full				824	229,920
Heating	Yes	A/C	No			
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size: 900				
Additions						84,701
Other Features	Mason Trim	WB Stks	RR	30,593		
Sub-Total						350,214
Grade	C+	Factor	1.0800	378,231		
CDU		C&D Factor	1.00	378,231		
Depreciation			35 %	245,850		
			Computed cost value @ 70%	172,095		

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	672	30,107
P Porches, Patios, Decks	FEFF Frame enclosed first	112	10,681
P Porches, Patios, Decks	CPAT Concrete patio	96	818
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	FRFF Frame first floor	72	8,243
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRUF Frame upper full	32	2,679

Total additions 84,701

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

