

Property at 00086 LAWRENCE AVENUE

Prop ID 3000086

Printed 06-Feb-2024 3:54 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MARTINEZ KENNY C  
Second name:  
Address: 86 LAWRENCE AVENUE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 007 Clerk map:  
Lot: 3000086 Neigh.: Zone: R15 Vol: 749 Page: 234

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .34  | 94,500  |
| Resident Dwelling | 1.00 | 131,360 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 05-Nov-2020  
Sale price: 300,000  
Sale valid:

## Values

| Resident Excess |     |  | Mkt value : | Cost value: |
|-----------------|-----|--|-------------|-------------|
| .10             | 530 |  |             | 323,414     |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 226,390 |
| Total exemptions  |         |
| Net assessment    | 226,390 |

## Utilities

| Water | Well         |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.0780  
Mkt/sale :  
Assmt/sale: .7546

## 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     | .100       | 7,500   | 750     |      |      | 750     | 525       |
| Residual     | 4,356  |            |         |         |      |      |         |           |

.440 acres

Total land value

135,750

95,025

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt | Area        | 780  | 221,330      |
|----------------|-------|----------------|-------------|------|--------------|
| Basement       | Full  |                |             |      |              |
| Heating        | Yes   | A/C No         |             |      |              |
| Plumbing       | 1 F/B | 1 H/B          | Add'l fix.  | Wh/p | Saunas 3,500 |
| Attic          | None  |                | Attic size: |      |              |
| Additions      |       |                |             |      | 35,748       |
| Other Features |       | WB Stks        |             |      | 6,750        |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 267,328 |
| Grade        | C+ | Factor 1.0800             |  | 288,714 |
| CDU          |    | C&D Factor 1.00           |  | 288,714 |
| Depreciation |    | 35 %                      |  | 187,664 |
|              |    | Computed cost value @ 70% |  | 131,365 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck          | 78   | 2,066  |
| L Living Area            | FRFF Frame first floor  | 156  | 17,859 |
| G Garages                | FR Attached frame LE 65 | 336  | 15,823 |

Total additions 35,748

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 04   | Colonial         |                         |
| Exterior Walls | 04   | Vinyl Siding     |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 6           |
| Interior Walls | 01   | Plaster          | Garage cars 1           |
| Floors         | 01   | Hardwood         | Bedrooms 2              |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |
| Fuel           | 02   | Natural Gas      | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 33   | C+               | Full Baths 1            |
| Garage         | 21   | Attached 1 car   | Masonry trim sf         |
| Area Over Gar. | 99   | None             | Half Baths 1            |
| Basement       | 01   | Full             | Finish bsmt sz          |
| Bsmt Fin Qual  | 01   | Unfinished       | Addtn'l fixtures        |
| Air Condition  | 99   | None             | Rec Room Size           |
| Interior Cond  | 05   | Good             | Living area 1,716       |
| Exterior Cond  | 05   | Good             | Whirlpools              |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 1          |
|                |      |                  | Actual Year Built: 1951 |

