

Property at 00095 LAWRENCE AVENUE

Prop ID 3000095

Printed 03-Feb-2026 3:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOURGOIN DAVID D &
 Second name: MARJORIE E
 Address: 95 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000095 Neigh.: Zone: R15 Vol: 337 Page: 619

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Sep-1997
Resident Land	.34	94,500	LBA Volfire	62,500	Sale price: 129,000
Resident Dwelling	1.00	121,200	LBA Volfire	31,250	Sale valid: Y
Resident Outbldg	1.00	1,260			
Resident Excess		.12 630	Values		
Total assessments		217,590	Utilities		Sales ratios
Total exemptions		93,750	Water Well		Cost/sale : 2.4096
Net assessment		123,840	Sewer Public sewer		Mkt/sale :
			Gas CNG		Assmt/sale: 1.6867

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	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
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	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,381	228,230
Basement	Full				
Heating	Yes	A/C Yes			6,540
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					24,852
Other Features		WB Stks			6,750
Sub-Total					266,372
Grade	C	Factor 1.0000			266,372
CDU		C&D Factor 1.00			266,372
Depreciation		35 %			173,142
Computed cost value @ 70%					121,199

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	345	16,174
P Porches, Patios, Decks	FEFF Frame enclosed first	91	8,678

Total additions 24,852

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260	Value at 100%		1,800				

