

Property at 00007 LENOX ROAD

Prop ID 3010007

Printed 06-Feb-2024 3:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AZAR JOHN DOUGLAS AND
 Second name: SHAW-AZAR SUE
 Address: 4469 SPRING ISLAND
 City/state: OKATIE SC Zip: 29909

Location Information

Map: 024 Clerk map:
 Lot: 3010007 Neigh.: Zone: R40 Vol: 750 Page: 597

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Oct-2020
Resident Land	.92	122,500				Sale price: 395,000
Resident Dwelling	1.00	245,490				Sale valid:
					Values	
Resident Excess	.87	4,570			Mkt value :	
					Cost value:	532,229
Summary			Utilities		Sales ratios	
Total assessments		372,560	Water	Connecticut	Cost/sale :	1.3474
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		372,560	Gas	CNG	Assmt/sale:	.9432

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.870	7,500	6,525			6,525	4,568
Residual		37,897						
1.790 acres				Total land value			181,525	127,068

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,286	320,150
Basement	Full						
Heating	Yes	A/C Yes					9,180
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		9,500
Attic	None			Attic size:			
Additions							75,871
Other Features		WB Stks					13,500
Sub-Total							428,201
Grade	B	Factor 1.2600					539,533
CDU		C&D Factor 1.00					539,533
Depreciation		35 %					350,696
Computed cost value @ 70%							245,487

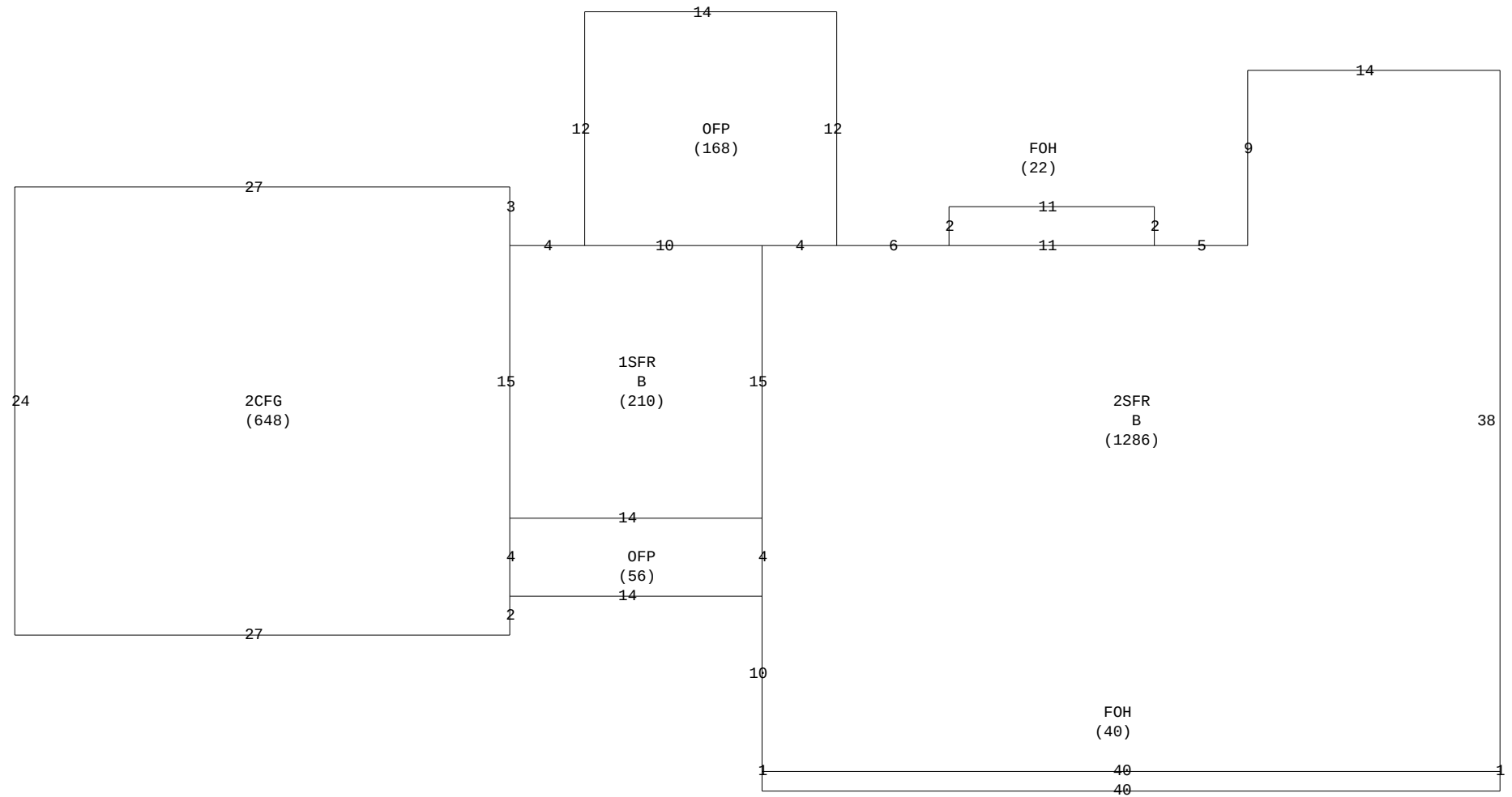
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	648	27,996
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	BSMT Basement addition	210	3,870
L Living Area	AIR Air conditioning	210	638
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122

Total additions 75,871

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	Garage cars 2
Interior Walls	02	Drywall	Bedrooms	Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths 2	Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1	Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2	Rec Room Size
Grade	40	B	Whirlpools	Living area 2,844
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks 2	
Bsmt Fin Qual	01	Unfinished	W/B openings 2	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	



FORMERLY 167 HOLLISTER DRIVE