

Property at 00030 LENOX ROAD

Prop ID 3010030

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

Administrative Information

Owner name: PRADO HEGLA V &
Second name: RUBEM FERNANDES PRADO NETO
Address: 30 LENOX ROAD
City/state: AVON CT

Zip: 06001

-Location Information-

Map: 024 Clerk map:
Lot: 3010030 Neigh.: Zone: R30 Vol: 667 Page: 694

Assessments

Assmt category	Qty	Amount
Resident Land	.89	122,500
Resident Dwelling	1.00	291,130
Resident Outbldg	1.00	13,160

-Exemptions-

Exempt	Cat	Amount

-Last sale-

Sale date:	30-Sep-2013
Sale price:	586,000
Sale valid:	

—Values—

Mkt value :
Cost value: 609,700

Summary

Total assessments	426,790
Total exemptions	
Net assessment	426,790

- Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

- Sales ratios:

Cost/sale :	1.0404
Mkt/sale :	
Assmt/sale:	.7283

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.890	175,000	175,000		175,000	122,500
Primary Site		38,768					

.890 acres	Total land value	175,000	122,500
------------	------------------	---------	---------

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	03	Aluminum Siding				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	02	Hip				
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	4	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths		Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	518
Grade	43	B+	Whirlpools	1	Living area	2,996
Garage	23	Attached 3 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good				
			Actual Year Built: 1992			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,302	323,270
Basement	Full					
Heating	Yes	A/C	Yes			9,260
Plumbing	4 F/B	H/B	Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:				
Additions						104,202
Other Features	WB Stks		RR			19,732

Sub-Total			473,964
Grade	B+	Factor 1.3500	639,851
CDU		C&D Factor 1.00	639,851
Depreciation		35 %	415,903
		Computed cost value @ 70%	291,132

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	359	9,510
L Living Area	BSMT Basement addition	336	6,192
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	AIR Air conditioning	336	1,021
G Garages	FRL Attached frame GT 65	936	41,935
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950

Total additions	104,202
-----------------	---------

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con Block Detach Garage	24	28	672	55.95	2008	C	37,598	50	18,800
Value at 70%		13,160					Value at 100%		18,800

