

Property at 00035 LEXINGTON ROAD

Prop ID 3020035

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Administrative Information

Owner name: STRASSNER JON G CO-TTE
Second name: STRASSNER JENNIFER S CO-TTE
Address: 35 LEXINGTON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 3020035 Neigh.: Zone: R40 Vol: 791 Page: 828

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	226,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Feb-1995
Sale price: 330,826
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.03	160			499,114

Summary

Total assessments	
349,380	
Total exemptions	
349,380	
Net assessment	

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.5087
Mkt/sale :
Assmt/sale: 1.0561

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

175,225

122,658

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	276,790
Basement	Full		1,064	
Heating	Yes	A/C Yes		7,950
Plumbing	2 F/B	1 H/B 1 Add'l fix. 1 Wh/p	Saunas	11,500
Attic	None	Attic size:		
Additions				92,478
Other Features	WB Stks			6,750

Sub-Total		395,468
Grade B	Factor 1.2600	498,290
CDU	C&D Factor 1.00	498,290
Depreciation	35 %	323,889
	Computed cost value @ 70%	226,722

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	BSMT Basement addition	440	8,108
L Living Area	AIR Air conditioning	440	1,338
G Garages	FR Attached frame LE 65	572	25,031
P Porches, Patios, Decks	DECK Wood deck	288	7,629

Total additions 92,478

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	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	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	Addn'l fixtures 1 Rec Room Size
Grade	40	B	Whirlpools 1 Living area 2,568
Garage	22	Attached 2 car	Saunas # Living Units
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: 1994

