

Property at 00049 LEXINGTON ROAD

Prop ID 3020049

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Administrative Information

Owner name: NOEKER DANIELLE A AND
 Second name: MATTHEW R
 Address: 49 LEXINGTON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3020049 Neigh.: Zone: R40 Vol: 730 Page: 546

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	271,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Jul-2019
 Sale price: 492,000
 Sale valid:

Values

Mkt value :
 Cost value: 562,271

Summary

Total assessments	393,590
Total exemptions	
Net assessment	393,590

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1428
 Mkt/sale :
 Assmt/sale: .8000

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						

.920 acres Total land value 175,000 122,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	298,670
Basement	Full		1,176	
Heating	Yes	A/C Yes		8,570
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	14,000
Attic	None	Attic size:		
Additions				89,787
Other Features	WB Stks	RR		30,308

Sub-Total		441,335
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	595,802
Depreciation	35 %	387,271
	Computed cost value @ 70%	271,090

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	255	6,755
G Garages	FR Attached frame LE 65	572	25,031
G Garages	FSF Full-story fin o/gar	374	25,052
L Living Area	AIR Air conditioning	374	1,137
L Living Area	BSMT Basement addition	234	4,312
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	AIR Air conditioning	234	711

Total additions 89,787

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size 940
Interior Cond	05	Good	Living area 2,960
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1994

