

Property at 00055 LEXINGTON ROAD

Prop ID 3020055

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Administrative Information

Owner name: SOKOLSKI SHEILA
 Second name:
 Address: 55 LEXINGTON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3020055 Neigh.: Zone: R40 Vol: 769 Page: 1276

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Sep-2013
Resident Land	.92	122,500				Sale price: 550,000
Resident Dwelling	1.00	339,700				Sale valid:
						Values
						Mkt value :
						Cost value: 660,286
Summary			Utilities		Sales ratios	
Total assessments	462,200		Water	Connecticut	Cost/sale :	1.2005
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	462,200		Gas	CNG	Assmt/sale:	.8404

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

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	03	Aluminum Siding	Story Height 2.0			
Roof Material	01	Asphalt Shingles				
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths		Finish bsmt sz	
Attic	99	None	Addn'l fixtures	2	Rec Room Size	
Grade	43	B+	Whirlpools		Living area	3,688
Garage	23	Attached 3 car	Saunas		# Living Units	
Area Over Gar.	01	Fully Finished	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: 1989			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	287,730
Basement	Full				
Heating	Yes	A/C Yes			8,260
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	11,000
Attic	None	Attic size:			
Additions					239,285
Other Features		WB Stks			6,750
Sub-Total					553,025
Grade	B+	Factor 1.3500			746,584
CDU		C&D Factor 1.00			746,584
Depreciation		35 %			485,280
Computed cost value @ 70%					339,696

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRFF Frame first floor	416	47,624
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L Living Area	AIR Air conditioning	416	1,265
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580
L Living Area	AIR Air conditioning	140	426
L Living Area	OVER Frame Overhang	56	5,129
L Living Area	AIR Air conditioning	56	170
L Living Area	OVER Frame Overhang	84	7,693
L Living Area	AIR Air conditioning	84	255
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	560	37,511
L Living Area	AIR Air conditioning	560	1,702
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	AIR Air conditioning	192	584

Total additions 239,285

