

Property at 00063 LEXINGTON ROAD

Prop ID 3020063

Printed 06-Feb-2024 3:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHEN JENNY JIANI AND
 Second name: WONG KYANG NGOON
 Address: 63 LEXINGTON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3020063 Neigh.: Zone: R40 Vol: 789 Page: 1274

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	265,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Dec-2023
 Sale price: 635,000
 Sale valid:

Values

Mkt value :
 Cost value: 557,343

Summary

Total assessments	390,140
Total exemptions	
Net assessment	390,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8777
 Mkt/sale :
 Assmt/sale: .6144

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	.400	7,500	3,000			3,000	2,100
Residual	17,424							

1.320 acres

Total land value

178,000

124,600

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	287,730
Basement	Full		1,120	
Heating	Yes	A/C Yes		8,260
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	11,500
Attic	None	Attic size:		
Additions				103,322
Other Features	WB Stks	RR		19,281

Sub-Total		430,093
Grade B	Factor 1.2600	541,917
CDU	C&D Factor 1.00	541,917
Depreciation	30 %	379,342
	Computed cost value @ 70%	265,539

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	255	6,755
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	F0FF Frame open first flo	200	12,185
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	336	22,507
L Living Area	AIR Air conditioning	336	1,021
L Living Area	BSMT Basement addition	264	4,865
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	AIR Air conditioning	264	803

Total additions 103,322

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern 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 8
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpeti	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	40	B	Full Baths 2
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 500
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 2,858
			# Living Units 1
			Saunas
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1995

