

Property at 00071 LEXINGTON ROAD

Prop ID 3020071

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

Administrative Information

Owner name: ABBATE DAVID A & ROBYN C
Second name:
Address: 71 LEXINGTON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 3020071 Neigh.: Zone: R40 Vol: 632 Page: 472

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	360,730

Exemptions

Exempt	Cat	Amount
--------	-----	--------

Last sale

Sale date: 18-Nov-2011
Sale price: 565,000
Sale valid:

Values

Mkt value :
Cost value: 690,329

Summary

Total assessments	483,230
Total exemptions	
Net assessment	483,230

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2218
Mkt/sale :
Assmt/sale: .8553

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	19	Modern Colonial			
Exterior Walls	04	Vinyl Siding			
Roof Material	01	Asphalt Shingles			
Roof Type	02	Hip			
Foundation	01	Poured Concrete			
Interior Walls	02	Drywall			
Floors	07	Hardwood/Carpet			
Heating System	01	Hot Water			
Fuel	02	Natural Gas			
Attic	99	None			
Grade	43	B+			
Garage	23	Attached 3 car			
Area Over Gar.	02	Fully Unfinished			
Basement	01	Full			
Bsmt Fin Qual	03	Rec Room W/ Air			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Actual Year Built: 1995

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,529	367,600
Basement	Full			
Heating	Yes	A/C Yes		10,520
Plumbing	3 F/B	H/B 1 Add'l fix. 1 Wh/p	Saunas	13,000
Attic	None	Attic size:		
Additions				117,375
Other Features	WB Stks	RR		36,823
Sub-Total				545,318
Grade	B+	Factor 1.3500		736,179
CDU		C&D Factor 1.00		736,179
Depreciation		30 %		515,325
Computed cost value @ 70%				360,728

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255
L Living Area	BSMT Basement addition	84	1,548
G Garages	FRL Attached frame GT 65	972	43,548
G Garages	FSUF Full-story unfin o/g	972	27,494
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	AIR Air conditioning	50	152
L Living Area	BSMT Basement addition	50	921
P Porches, Patios, Decks	DECK Wood deck	363	9,616
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	BSMT Basement addition	128	2,359
L Living Area	AIR Air conditioning	128	389

Total additions 117,375

