

Property at 00075 LEXINGTON ROAD

Prop ID 3020075

Printed 23-Aug-2024 8:12 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JAVAID MUHAMMAD SALMAN AND
 Second name: FARID AMNA
 Address: 75 LEXINGTON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3020075 Neigh.: Zone: R40 Vol: 796 Page: 161

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Aug-2024
Resident Land	.92	122,500				Sale price: 768,000
Resident Dwelling	1.00	382,910				Sale valid:
Resident Outbldg	1.00	1,470				Values
Resident Excess	1.15	6,040				Mkt value :
						Cost value: 732,743
Summary			Utilities		Sales ratios	
Total assessments		512,920	Water	Connecticut	Cost/sale :	.9541
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		512,920	Gas	CNG	Assmt/sale:	.6679

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	1.150	7,500	8,625			8,625	6,038
Residual		50,094						
2.070 acres				Total land value			183,625	128,538

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	950
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,930
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1995	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,498	361,550
Basement	Full with walk				
Heating	Yes	A/C Yes			10,340
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	23,000
Attic	None		Attic size:		
Additions					146,650
Other Features		WB Stks	RR		37,308
Sub-Total					578,848
Grade	B+	Factor 1.3500			781,445
CDU		C&D Factor 1.00			781,445
Depreciation		30 %			547,012
		Computed cost value @ 70%			382,908

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824
G Garages	FRL Attached frame GT 65	858	38,440
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	AIR Air conditioning	322	979
L Living Area	BSMT Basement addition	322	5,934
P Porches, Patios, Decks	DECK Wood deck	479	12,689
L Living Area	OVER Frame Overhang	84	7,693
L Living Area	AIR Air conditioning	84	255

Total additions 146,650

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2003	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

