

Property at 00076 LEXINGTON ROAD

Prop ID 3020076

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Administrative Information

Owner name: FARBER STACY AND
 Second name: REVOET KEITH
 Address: 76 LEXINGTON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3020076 Neigh.: Zone: R40 Vol: 760 Page: 655

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Jun-2021
Resident Land	.92	122,500				Sale price: 535,000
Resident Dwelling	1.00	295,130				Sale valid:
					Values	
Resident Excess	3.66	9,610			Mkt value :	
					Cost value: 610,343	
Summary			Utilities		Sales ratios	
Total assessments		427,240	Water	Connecticut	Cost/sale :	1.1408
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		427,240	Gas	CNG	Assmt/sale:	.7986

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	3.660	7,500	27,450	T0	.50	13,725	9,608
Residual		159,430			Topography			
4.580 acres				Total land value			188,725	132,108

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,040	272,110
Basement	Full				
Heating	Yes	A/C Yes			7,820
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					153,029
Other Features		WB Stks	RR		36,055
Sub-Total					478,014
Grade	B	Factor 1.2600			602,298
CDU		C&D Factor 1.00			602,298
Depreciation		30 %			421,609
Computed cost value @ 70%					295,126

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	355	21,629
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	BSMT Basement addition	440	8,108
L Living Area	AIR Air conditioning	440	1,338
G Garages	FSF Full-story fin o/gar	390	26,124
L Living Area	AIR Air conditioning	390	1,186
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496

Total additions 153,029

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	Full Baths	2
Grade	40	B	Half Baths	1
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	1
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	900
Air Condition	01	Central Air	Living area	2,910
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1996				

