

Property at 00079 LEXINGTON ROAD

Prop ID 3020079

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Administrative Information

Owner name: KOZLOWSKI DARIUSZ W AND
 Second name: GINA B
 Address: 79 LEXINGTON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3020079 Neigh.: Zone: R40 Vol: 336 Page: 723

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	122,500				Sale date: 18-Aug-1997
Resident Dwelling	1.00	347,560				Sale price: 450,588
Resident Outbldg	1.00	1,470				Sale valid: Y
					Values	
Resident Excess	1.93	10,130				Mkt value :
					Cost value: 688,086	
Summary			Utilities		Sales ratios	
Total assessments		481,660	Water	Connecticut	Cost/sale :	1.5271
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		481,660	Gas	CNG	Assmt/sale:	1.0690

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	1.930	7,500	14,475			14,475	10,133
Residual		84,071						
2.850 acres				Total land value			189,475	132,633

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	02	Hip		
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	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,844
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,396	341,630
Basement	Full				
Heating	Yes	A/C Yes			9,780
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Additions					150,257
Other Features		WB Stks			6,750
Sub-Total					525,417
Grade	B+	Factor 1.3500			709,313
CDU		C&D Factor 1.00			709,313
Depreciation		30 %			496,519
Computed cost value @ 70%					347,563

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	AIR Air conditioning	448	1,362
L Living Area	BSMT Basement addition	448	8,256
P Porches, Patios, Decks	DECK Wood deck	234	6,199
G Garages	FSF Full-story fin o/gar	604	40,458
L Living Area	AIR Air conditioning	604	1,836
G Garages	FRL Attached frame GT 65	912	40,859
Total additions			150,257

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		

