

Property at 00081 MONTEVIDEO ROAD

Prop ID 3180081

Printed 05-Sep-2025 4:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEHRER ZEKERIAH & ALLAN
 Second name:
 Address: 81 MONTEVIDEO ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 04 104
 Lot: 3180081 Neigh.: Zone: RU2A Vol: 794 Page: 715

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Dwelling	1.00	346,650
Resident Outbldg	2.00	1,540

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 25-Jun-2024
 Sale price: 660,000
 Sale valid:

Values

Mkt value :
 Cost value: 751,171

Summary

Total assessments	525,820
Total exemptions	
Net assessment	525,820

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1381
 Mkt/sale :
 Assmt/sale: .7967

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	500,000	500,000		.50	250,000	175,000
Primary Site		87,120						
RES	12	.500	7,500	3,750			3,750	2,625
Residual		21,780						

2.500 acres

Total land value

253,750

177,625

Residential Dwelling Information

Subject Code Description

Style	02	Cape
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	02	Forced Hot Air
Fuel	07	Propane Gas
Attic	99	None
Grade	40	B
Garage	23	Attached 3 car
Area Over Gar.	03	Partial
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.5			
Total Rooms	8	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	3	Rec Room Size	
Whirlpools	1	Living area	4,565
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	2		

Actual Year Built: 1955

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	478,560
Basement	Full		2,457	
Heating	Yes	A/C Yes		13,630
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				85,710
Other Features	WB Stks			9,250

Sub-Total		604,650
Grade B	Factor 1.2600	761,859
CDU	C&D Factor 1.00	761,859
Depreciation	35 %	495,208
	Computed cost value @ 70%	346,646

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	704	31,541
L Living Area	FATT Full finished attic	352	12,714
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	FRFF Frame first floor	148	16,943
L Living Area	AIR Air conditioning	148	450

L Living Area	FRFF Frame first floor	54	6,182
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290

P Porches, Patios, Decks	DECK Wood deck	308	8,159
	Total additions		85,710

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	9	90	30.00		C	2,700	50	1,400
Utility Shed									
RC2 Canopy	8	9	72	21.10		C	1,519	50	800

Value at 70% 1,540

Value at 100% 2,200

