

Property at 00054 PARKVIEW DRIVE

Prop ID 3510054

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Administrative Information

Owner name: LOMBARDI PAIGE &
 Second name: ADAMS ERIC
 Address: 54 PARKVIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3510054 Neigh.: Zone: R30 Vol: 817 Page: 992

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	153,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Aug-2026
 Sale price: 495,000
 Sale valid:

Values

Mkt value :
 Cost value: 353,643

Summary

Total assessments	247,550
Total exemptions	
Net assessment	247,550

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7144
 Mkt/sale :
 Assmt/sale: .5001

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						

.690 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addtn'l fixtures		Rec Room Size	
Grade	33	C+	Whirlpools		Living area	2,004
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	2		
Air Condition	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1963			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	900	244,760
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					48,940
Other Features		WB Stks			9,250

Sub-Total				311,450
Grade	C+	Factor 1.0800		336,366
CDU		C&D Factor 1.00		336,366
Depreciation		35 %		218,638
		Computed cost value @ 70%		153,047

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096

Total additions 48,940

