

Property at 00049 LEXINGTON ROAD

Prop ID 3020049

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Administrative Information	
Owner name:	SENDERAK TIMOTHY & PHYLLIS
Second name:	
Address:	49 LEXINGTON ROAD
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,176	216,560
Basement	Full		
Heating	Yes A/C Yes		6,560
Plumbing	3 F/B 1 H/B Add'l fix. 1 Wh/p Saunas		12,100
Attic	None Attic size:		
Additions			64,000
Other Features	WB Stks Unfin 3,500		21,620
Sub-Total			320,840
Grade	B+ Factor 1.3500		433,130
CDU	C&D Factor 1.00		433,130
Depreciation	15 %		368,160
Computed cost value @ 70%			257,710

Location Information					
Map: 024	Clerk map:				
Lot: 3020049	Neigh.:	Zone: R40	Vol: 594 Page: 1277		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	17-Aug-2009
Resident Land	.92 122,500			Sale price:	510,000
Resident Dwelling	1.00 257,710			Sale valid:	
			Values		
			Mkt value :		
			Cost value: 543,160		
Summary		Utilities		Sales ratios	
Total assessments	380,210	Water	Avon	Cost/sale :	1.0650
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	380,210	Gas	CNG	Assmt/sale:	.7455

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	255	4,800
G Garages	FR Attached frame LE 65	572	18,300
G Garages	FSF Full-story fin o/gar	374	17,700
L Living Area	AIR Air conditioning	374	800
L Living Area	BSMT Basement addition	234	3,000
L Living Area	FRFF Frame first floor	234	18,900
L Living Area	AIR Air conditioning	234	500
Total additions			64,000

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000				175,000	122,500
Primary Site		40,075						
.9200 acres				Total land value			175,000	122,500

Residential Dwelling Information

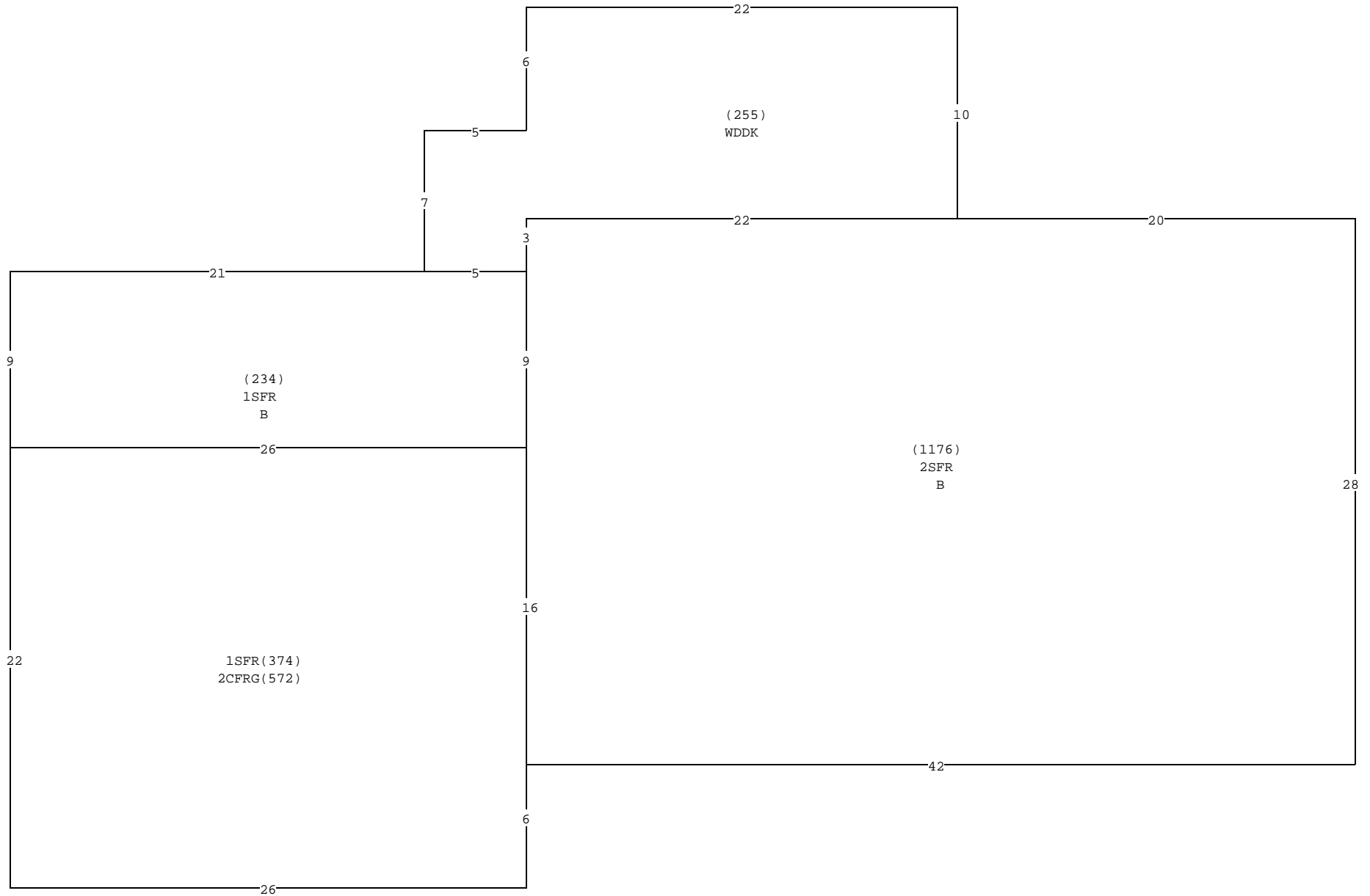
Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size 940
Grade	43	B+	Whirlpools	1 Living area 2,960
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1994	

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Notes: NAME AFFIDAVIT - V 584 P 1007 2/11/09 JORDON AND JORDAN ONE IN THE SAM