

Property at 00055 LEXINGTON ROAD

Prop ID 3020055

Printed 02-May-2015 7:34 PM Design and Layout (C) Right/Angles

| Administrative Information | |
|----------------------------|------------------------|
| Owner name: | SOKOLSKI SHEILA & MARK |
| Second name: | |
| Address: | 55 LEXINGTON ROAD |
| City/state: | AVON CT Zip: 06001 |

| Building Valuation Summary | | Area | |
|----------------------------|------------------------------------|-------|---------|
| Dwelling | Frame 2 story w/bsmt | 1,120 | 209,380 |
| Basement | Full | | |
| Heating | Yes A/C Yes | | 6,350 |
| Plumbing | 3 F/B H/B 2 Add'l fix. Wh/p Saunas | | 8,200 |
| Attic | None Attic size: | | |
| Additions | | | 168,700 |
| Other Features | WB Stks Unfin 3,500 | | 5,000 |
| Sub-Total | | | 397,630 |
| Grade | B+ Factor 1.3500 | | 536,800 |
| CDU | C&D Factor 1.00 | | 536,800 |
| Depreciation | 30 % | | 375,760 |
| Computed cost value @ 70% | | | 263,030 |

| Location Information | | |
|--------------------------------|--------------------------------------|------------------------|
| Map: 024 | Clerk map: | |
| Lot: 3020055 | Neigh.: Zone: R40 Vol: 667 Page: 280 | |
| Assessments | Exemptions | Last sale |
| Assmt category Qty Amount | Exempt Cat Amount | Sale date: 19-Sep-2013 |
| Resident Land .92 105,000 | | Sale price: 550,000 |
| Resident Dwelling 1.00 263,030 | | Sale valid: |
| | | Values |
| | | Mkt value : |
| | | Cost value: 525,760 |
| Summary | | Sales ratios |
| Total assessments 368,030 | Water Avon | Cost/sale : .9559 |
| Total exemptions | Sewer Public sewer | Mkt/sale : |
| Net assessment 368,030 | Gas CNG | Assmt/sale: .6691 |

| Land Information | | | | | | |
|------------------|-----|------------|---------|------------------|-----------|-----------------|
| Type | Use | Acres/SqFt | Rate | Total | Infl Fact | Value 70% Value |
| PRIM | 11 | .920 | 150,000 | 150,000 | | 150,000 105,000 |
| Primary Site | | 40,075 | | | | |
| | | .920 acres | | Total land value | | 150,000 105,000 |

| Building additions | | | | |
|--------------------------|---------------------------|------|---------|--|
| Category | Type | Area | Value | |
| P Porches, Patios, Decks | DECK Wood deck | 192 | 3,600 | |
| L Living Area | FRFF Frame first floor | 416 | 33,600 | |
| L Living Area | FRFF Frame first floor | 416 | 33,600 | |
| L Living Area | AIR Air conditioning | 416 | 900 | |
| L Living Area | FRFF Frame first floor | 140 | 11,300 | |
| L Living Area | BSMT Basement addition | 140 | 1,800 | |
| L Living Area | AIR Air conditioning | 140 | 300 | |
| L Living Area | OVER Frame Overhang | 56 | 3,600 | |
| L Living Area | AIR Air conditioning | 56 | 100 | |
| L Living Area | OVER Frame Overhang | 84 | 5,400 | |
| L Living Area | AIR Air conditioning | 84 | 200 | |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 168 | 11,300 | |
| G Garages | FRL Attached frame GT 65 | 748 | 23,600 | |
| G Garages | FSF Full-story fin o/gar | 560 | 26,500 | |
| L Living Area | AIR Air conditioning | 560 | 1,200 | |
| L Living Area | FRUF Frame upper full | 192 | 11,300 | |
| L Living Area | AIR Air conditioning | 192 | 400 | |
| Total additions | | | 168,700 | |

| Residential Dwelling Information | | | |
|----------------------------------|------|------------------|----------------------------------|
| Subject | Code | Description | Condominium |
| Style | 04 | Colonial | |
| Exterior Walls | 03 | Aluminum Siding | |
| Roof Material | 01 | Asphalt Shingles | Story Height 2.0 |
| Roof Type | 01 | Gable | |
| Foundation | 01 | Poured Concrete | Total Rooms 10 Garage cars 3 |
| Interior Walls | 02 | Drywall | Bedrooms 5 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 Finish bsmt sz |
| Attic | 99 | None | Addtn'l fixtures 2 Rec Room Size |
| Grade | 43 | B+ | Whirlpools Living area 3,688 |
| Garage | 23 | Attached 3 car | Saunas # Living Units |
| Area Over Gar. | 01 | Fully Finished | M/F stacks |
| Basement | 01 | Full | W/B stacks 1 |
| Bsmt Fin Qual | 01 | Unfinished | W/B openings 1 |
| Air Condition | 01 | Central Air | |
| Interior Cond | 05 | Good | |
| Exterior Cond | 05 | Good | Actual Year Built: 1989 |

