

Property at 00038 LORD DAVIS LANE

Prop ID 3050038

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Administrative Information

Owner name: LIPINER JOSEPH & SUSAN
 Second name:
 Address: 38 LORD DAVIS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3050038 Neigh.: Zone: RU2A Vol: 780 Page: 161

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Oct-2022
Resident Land	2.00	122,500				Sale price: 860,000
Resident Dwelling	1.00	451,640				Sale valid:
						Values
						Mkt value :
						Cost value: 820,200
Summary			Utilities		Sales ratios	
Total assessments	574,140		Water	Well	Cost/sale :	.9537
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	574,140		Gas	None	Assmt/sale:	.6676

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
2.000 acres				Total land value			175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	06	Contemporary			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles			
Roof Type	01	Gable	Story Height 2.0		
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars 5
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4	Masonry trim sf 496
Fuel	01	Oil	Half Baths	1	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	5	Rec Room Size 800
Grade	43	B+	Whirlpools	1	Living area 4,859
Garage	98	Other	Saunas		# Living Units 1
Area Over Gar.	03	Partial	M/F stacks		
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1985		

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				996	263,510
Basement	Full						
Heating	Yes	A/C Yes					7,580
Plumbing	4 F/B	1 H/B	5 Add'l fix.	1 Wh/p	Saunas		23,500
Attic	None			Attic size:			
Additions							405,410
Other Features	Mason Trim	WB Stks	RR				35,269
Sub-Total							735,269
Grade	B+		Factor 1.3500				992,613
CDU			C&D Factor 1.00				992,613
Depreciation			35 %				645,198
Computed cost value @ 70%							451,639

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,550	69,443
G Garages	FSF Full-story fin o/gar	550	36,841
L Living Area	AIR Air conditioning	550	1,672
L Living Area	BSMT Basement addition	247	4,552
L Living Area	FRFF Frame first floor	247	28,277
L Living Area	AIR Air conditioning	247	751
L Living Area	BSMT Basement addition	132	2,432
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	AIR Air conditioning	132	401
P Porches, Patios, Decks	FEFF Frame enclosed first	264	25,176
P Porches, Patios, Decks	DECK Wood deck	180	4,768
L Living Area	BSMT Basement addition	828	15,258
L Living Area	FRFF Frame first floor	828	94,790
L Living Area	FRUH Frame upper half	828	42,341
L Living Area	AIR Air conditioning	828	2,517
L Living Area	BSMT Basement addition	408	7,519
L Living Area	FRFF Frame first floor	408	46,708
L Living Area	AIR Air conditioning	408	1,240
L Living Area	FRFF Frame first floor	32	3,663
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			405,410

