Town of Avon Residential Property Card

Property at 00045 LAKEVIEW BOULEVARD | Prop ID 2980045 | Printed 05-Oct-2026 8:36 AM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: PORTER KATHRYN &
Second name: HOYT DAVID W
Address: 45 LAKEVIEW BLVD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 2980045 Neigh.: LV Zone: R15 Vol: 815 Page: 1298

Assessments

Assmt category	Qty	Amount
Resident Land	.34	94,500
Resident Dwellng	1.00	123,530
Resident Excess	.89	4,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jul-2026
Sale price: 430,000
Sale valid:

Values

Mkt value :
Cost value: 318,143

Summary

Total assessments	222,700
Total exemptions	
Net assessment	222,700

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7399
Mkt/sale :
Assmt/sale: .5179

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
WATR	11	.340	135,000	135,000		135,000	94,500
Waterfront		14,810					
RES	12	.890	7,500	6,675		6,675	4,673
Residual		38,768					
		1.230 acres		Total land value		141,675	99,173

Residential Dwelling Information

Subject	Code	Description
Style	02	Cape
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	01	Plaster
Floors	01	Hardwood
Heating System	02	Forced Hot Air
Fuel	01	Oil
Attic	04	Fully finished w
Grade	30	C
Garage	99	None
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.0

Total Rooms	7	Garage cars	
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	8
Full Baths	1	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,731
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1946

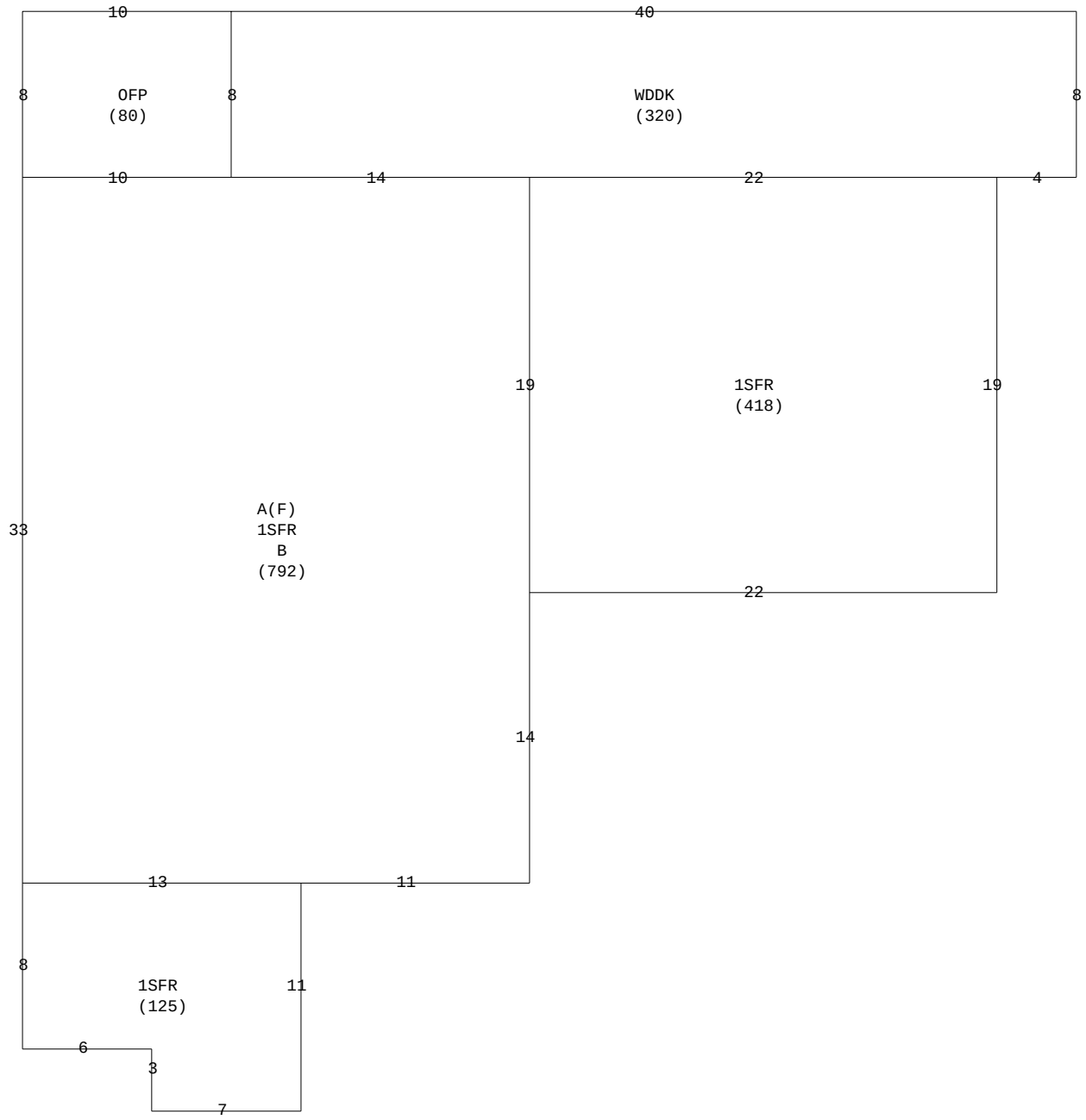
Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	792	150,720
Basement	Full			
Heating	Yes	A/C Yes		4,360
Plumbing	1 F/B 1 H/B	Add'l fix. Wh/p Saunas		3,500
Attic	Fully finished w/WH	Attic size: 792		28,998
Additions				77,165
Other Features	WB Stks			6,750
Sub-Total				271,493
Grade	C	Factor 1.0000		271,493
CDU	C&D	Factor 1.00		271,493
Depreciation		35 %		176,470
		Computed cost value @ 70%		123,529

Building additions

Category		Type		Area	Value
P	Porches, Patios, Decks	DECK	Wood deck	320	8,477
P	Porches, Patios, Decks	FOFF	Frame open first flo	80	4,874
L	Living Area	FRFF	Frame first floor	418	47,853
L	Living Area	AIR	Air conditioning	418	1,271
L	Living Area	FRFF	Frame first floor	125	14,310
L	Living Area	AIR	Air conditioning	125	380
			Total additions		77,165

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%							Value at 100%		

Property at 00045 LAKEVIEW BOULEVARD Prop ID 2980045 Card 01 Scale: 1" = 7.84 feet