

Property at 00025 LORD DAVIS LANE

Prop ID 3050025

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Administrative Information

Owner name: OSMAN NEBIYU S
 Second name:
 Address: 25 LORD DAVIS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3050025 Neigh.: Zone: RU2A Vol: 813 Page: 321

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Mar-2026
Resident Land	2.00	122,500				Sale price: 952,000
Resident Excess	.05	260				Sale valid:
Resident Dwelling	1.00	313,070				Values
						Mkt value :
						Cost value: 622,614
Summary			Utilities		Sales ratios	
Total assessments	435,830		Water	Well	Cost/sale :	.6540
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	435,830		Gas	None	Assmt/sale:	.4578

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						
RES	12	.050	7,500	375			375	263
Residual		2,178						
2.050 acres		Total land value		175,375			122,763	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	300
Interior Cond	05	Good	Living area	3,383
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1969				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	936
Basement	Full		251,790
Heating	Yes	A/C Yes	7,250
Plumbing	2 F/B	2 H/B	4 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size:	14,000
Other Features	WB Stks	RR	176,381
		Bsmt Gar	25,106
Sub-Total			474,527
Grade	A-	Factor 1.4500	688,064
CDU		C&D Factor 1.00	688,064
Depreciation		35 %	447,242
		Computed cost value @ 70%	313,069

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	FRFF Frame first floor	403	46,136
L Living Area	AIR Air conditioning	403	1,225
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	52	158
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	FRUF Frame upper full	528	44,209
L Living Area	BSMT Basement addition	528	9,730
L Living Area	AIR Air conditioning	1,056	3,210
P Porches, Patios, Decks	BPAT Brick/flagstone pati	165	3,763

Total additions 176,381

