

Property at 00026 LORD DAVIS LANE

Prop ID 3050026

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## Administrative Information

Owner name: STARITA SHANNON & THOMAS  
Second name:  
Address: 26 LORD DAVIS LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 020 Clerk map:  
Lot: 3050026 Neigh.: Zone: RU2A Vol: 804 Page: 266

| Assessments       |         |         | Exemptions |        | Last sale    |                        |
|-------------------|---------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat    | Amount       | Sale date: 11-Jun-2025 |
| Resident Land     | 2.00    | 122,500 |            |        |              | Sale price: 1,015,000  |
| Resident Dwelling | 1.00    | 434,550 |            |        |              | Sale valid:            |
| Resident Outbldg  | 2.00    | 34,580  |            |        |              | Values                 |
| Resident Excess   | .56     | 2,940   |            |        |              | Mkt value :            |
|                   |         |         |            |        |              | Cost value: 849,386    |
| Summary           |         |         | Utilities  |        | Sales ratios |                        |
| Total assessments | 594,570 |         | Water      | Well   | Cost/sale :  | .8368                  |
| Total exemptions  |         |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    | 594,570 |         | Gas        | None   | Assmt/sale:  | .5858                  |

## 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  | .560        | 7,500   | 4,200            |      |      | 4,200   | 2,940     |
| Residual     |     | 24,394      |         |                  |      |      |         |           |
|              |     | 2.560 acres |         | Total land value |      |      | 179,200 | 125,440   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |    |
|----------------|------|------------------|-------------------------|----|
| Style          | 01   | Ranch            |                         |    |
| Exterior Walls | 06   | Brick            |                         |    |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |    |
| Roof Type      | 01   | Gable            |                         |    |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 11 |
| Interior Walls | 02   | Drywall          | Garage cars             | 2  |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4  |
| Heating System | 02   | Forced Hot Air   | Family Rooms            | 1  |
| Fuel           | 01   | Oil              | Full Baths              | 4  |
| Attic          | 99   | None             | Half Baths              |    |
| Grade          | 53   | A+               | Addtn'l fixtures        | 5  |
| Garage         | 22   | Attached 2 car   | Whirlpools              | 1  |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  |    |
| Basement       | 01   | Full             | M/F stacks              |    |
| Bsmt Fin Qual  | 04   | Living Area w/o  | W/B stacks              | 1  |
| Air Condition  | 01   | Central Air      | W/B openings            | 2  |
| Interior Cond  | 05   | Good             |                         |    |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1969 |    |

## Building Valuation Summary

|                           |         |                         |        |       |         |
|---------------------------|---------|-------------------------|--------|-------|---------|
| Dwelling                  | Masonry | 1 story w/bsmt          | Area   | 2,516 | 385,600 |
| Basement                  | Full    |                         |        |       |         |
| Heating                   | Yes     | A/C Yes                 |        |       | 10,760  |
| Plumbing                  | 4 F/B   | H/B 5 Add'l fix. 1 Wh/p | Saunas |       | 20,000  |
| Attic                     | None    | Attic size:             |        |       |         |
| Additions                 |         |                         |        |       | 86,870  |
| Other Features            | WB Stks |                         |        |       | 75,588  |
| Sub-Total                 |         |                         |        |       | 578,818 |
| Grade                     | A+      | Factor 1.6500           |        |       | 955,050 |
| CDU                       |         | C&D Factor 1.00         |        |       | 955,050 |
| Depreciation              |         | 35 %                    |        |       | 620,783 |
| Computed cost value @ 70% |         |                         |        |       | 434,548 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 84   | 9,616  |
| L Living Area            | OVER Frame Overhang       | 32   | 2,931  |
| P Porches, Patios, Decks | TERR Terrace              | 273  | 10,847 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 64   | 6,103  |
| G Garages                | MAL Attached masonry GT   | 709  | 31,765 |
| L Living Area            | FATT Full finished attic  | 709  | 25,608 |
| Total additions          |                           |      | 86,870 |

## Outbuilding Information

| Description                          | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|--------------------------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RP5 Pool w/ Gunite                   | 16  | 32     | 512           | 110.5 |        | C   | 56,602 | 50   | 28,300 |
| RG1 Frame or Con Block Detach Garage | 24  | 25     | 600           | 55.95 |        | B   | 42,298 | 50   | 21,100 |
| Value at 70%                         |     | 34,580 | Value at 100% |       | 49,400 |     |        |      |        |

