

Property at 00043 LORD DAVIS LANE

Prop ID 3050043

Printed 28-Feb-2025 8:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: IVANIC AARTI & RASTISLAV
 Second name:
 Address: 43 LORD DAVIS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map: 24 004
 Lot: 3050043 Neigh.: Zone: RU2A Vol: 794 Page: 1169

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	638,270
Resident Outbldg	2.00	29,120
Resident Excess	3.11	16,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jul-2024
 Sale price: 1,450,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,151,771

Summary

Total assessments	806,240
Total exemptions	
Net assessment	806,240

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7943
 Mkt/sale :
 Assmt/sale: .5560

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	3.114	7,500	23,355		23,355	16,349
Residual		135,646					

5.114 acres

Total land value

198,355

138,849

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	06	Heat Pump	Family Rooms	1
Fuel	13	Electric	Full Baths	5
Attic	99	None	Half Baths	2
Grade	53	A+	Addtn'l fixtures	6
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	531,370
Basement	Full		2,241	
Heating	Yes	A/C Yes		14,440
Plumbing	5 F/B	2 H/B	6 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				30,000
Other Features	Mason Trim	WB Stks		RR
				213,451
				60,910

Sub-Total				850,171
Grade	A+	Factor 1.6500		1,402,782
CDU		C&D Factor 1.00		1,402,782
Depreciation		35 %		911,808
		Computed cost value @ 70%		638,266

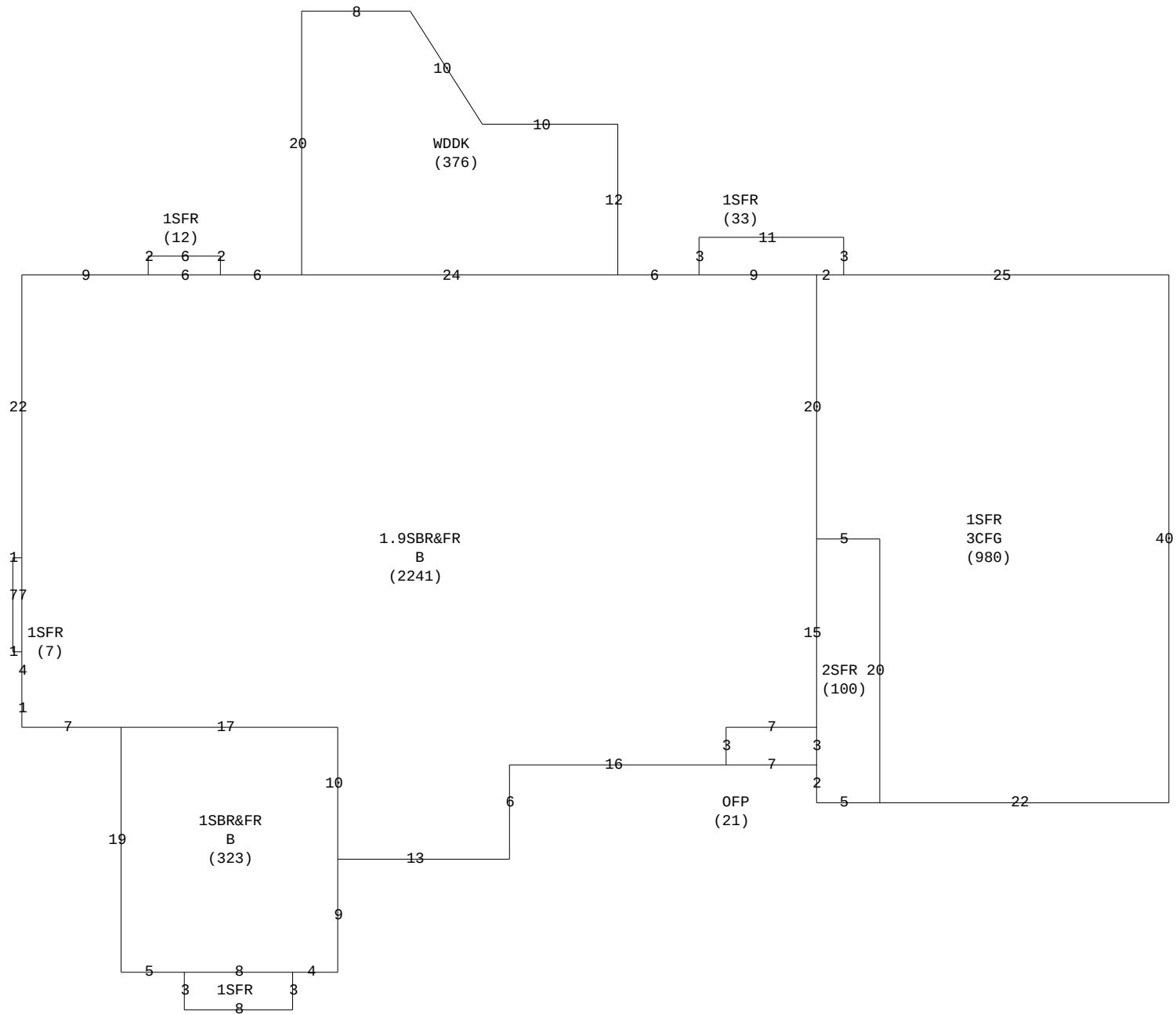
Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	12	1,374
P Porches, Patios, Decks	DECK Wood deck	376	9,960
L Living Area	FRFF Frame first floor	33	3,778
L Living Area	FRFF Frame first floor	323	36,977
L Living Area	BSMT Basement addition	323	5,952
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	FRFF Frame first floor	7	801
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	FRUF Frame upper full	100	8,373
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
G Garages	FRL Attached frame GT 65	980	43,906
L Living Area	FRUF Frame upper full	980	82,055
L Living Area	AIR Air conditioning	1,579	4,800

Total additions 213,451

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	36	18	648	110.5		C	71,636	50	35,800
RS1 Frame Utility Shed	16	24	384	30.00	2011	C	11,520	50	5,800
Value at 70%			29,120				Value at 100%		41,600



.088 ACR CONVEYED TO #3050045 4-29-24 V792 P996 TC MAP#24/4
EASEMENT BETWEEN 3050043 AND 3050045 V793 P428 5-13-24