

Property at 00054 LORD DAVIS LANE

Prop ID 3050054

Printed 06-Feb-2024 4:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HAMILTON DEAN C &
 Second name: LEWIS CATHERINE F
 Address: 54 LORD DAVIS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3050054 Neigh.: Zone: RU2A Vol: 432 Page: 1113

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Excess	2.03	10,660
Resident Dwelling	1.00	495,570
Resident Outbldg	3.00	39,550

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 30-Apr-2001
 Sale price: 234,625
 Sale valid: Y

Values

Mkt value :
 Cost value: 954,686

Summary

Total assessments	668,280
Total exemptions	
Net assessment	668,280

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.0690
 Mkt/sale :
 Assmt/sale: 2.8483

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	2.030	7,500	15,225		15,225	10,658
Residual		88,427					

4.030 acres

Total land value

190,225

133,158

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern Colonial			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles			
Roof Type	02	Hip			
Foundation	01	Poured Concrete			
Interior Walls	02	Drywall			
Floors	07	Hardwood/Carpet			
Heating System	07	Hydro Air			
Fuel	01	Oil			
Attic	01	Fully Finished			
Grade	53	A+			
Garage	23	Attached 3 car			
Area Over Gar.	01	Fully Finished			
Basement	04	Full with walk-o			
Bsmt Fin Qual	03	Rec Room W/ Air			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Actual Year Built: 2001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,662	393,580
Basement	Full with walk			
Heating	Yes	A/C Yes		11,250
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished			Attic size: 468
Additions				89,119
Other Features	WB Stks RR			38,436
Sub-Total				572,092
Grade	A+	Factor 1.6500		943,952
CDU		C&D Factor 1.00		943,952
Depreciation		25 %		707,964
		Computed cost value @ 70%		495,575

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	480	32,152
L Living Area	AIR Air conditioning	480	1,459
L Living Area	BSMT Basement addition	48	885
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
L Living Area	BSMT Basement addition	30	553
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	AIR Air conditioning	30	91
P Porches, Patios, Decks	BPAT Brick/flagstone pati	366	8,346

Total additions 89,119

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	36	432	30.00	2007	C	12,960	50	6,500
Utility Shed									
RP5 Pool w/ Gunite	20	40	800	110.5	2008	C	88,440	50	44,200
RS1 Frame	16	24	384	30.00	2012	C	11,520	50	5,800
Utility Shed									
Value at 70%			39,550					Value at 100%	56,500

