Town of Avon Residential Property Card

Property at 00057 LORD DAVIS LANE | Prop ID 3050057 | Printed 06-Aug-2024 12:53 PM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: PATTERSON SCOTT & JENNIFER
Second name:
Address: 57 LORD DAVIS LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 3050057 Neigh.: Zone: RU2A Vol: 790 Page: 988

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Excess	2.95	15,490
Resident Dwellng	1.00	603,370
Resident Outbldg	2.00	46,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-May-2022
Sale price: 1,300,000
Sale valid:

Values

Mkt value :
Cost value: 1,126,186

Summary

Total assessments	788,330
Total exemptions	
Net assessment	788,330

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8663
Mkt/sale :
Assmt/sale: .6064

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	2.950	7,500	22,125		22,125	15,488
Residual		128,502					
		4.950 acres		Total land value		197,125	137,988

Residential Dwelling Information

Subject	Code	Description
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/Carpeti
Heating System	07	Hydro Air
Fuel	01	Oil
Attic	99	None
Grade	53	A+
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	10	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	4	Masonry trim sf	300
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	3	Rec Room Size	
Whirlpools	1	Living area	5,468
Saunas		# Living Units	
M/F stacks	1		
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1999

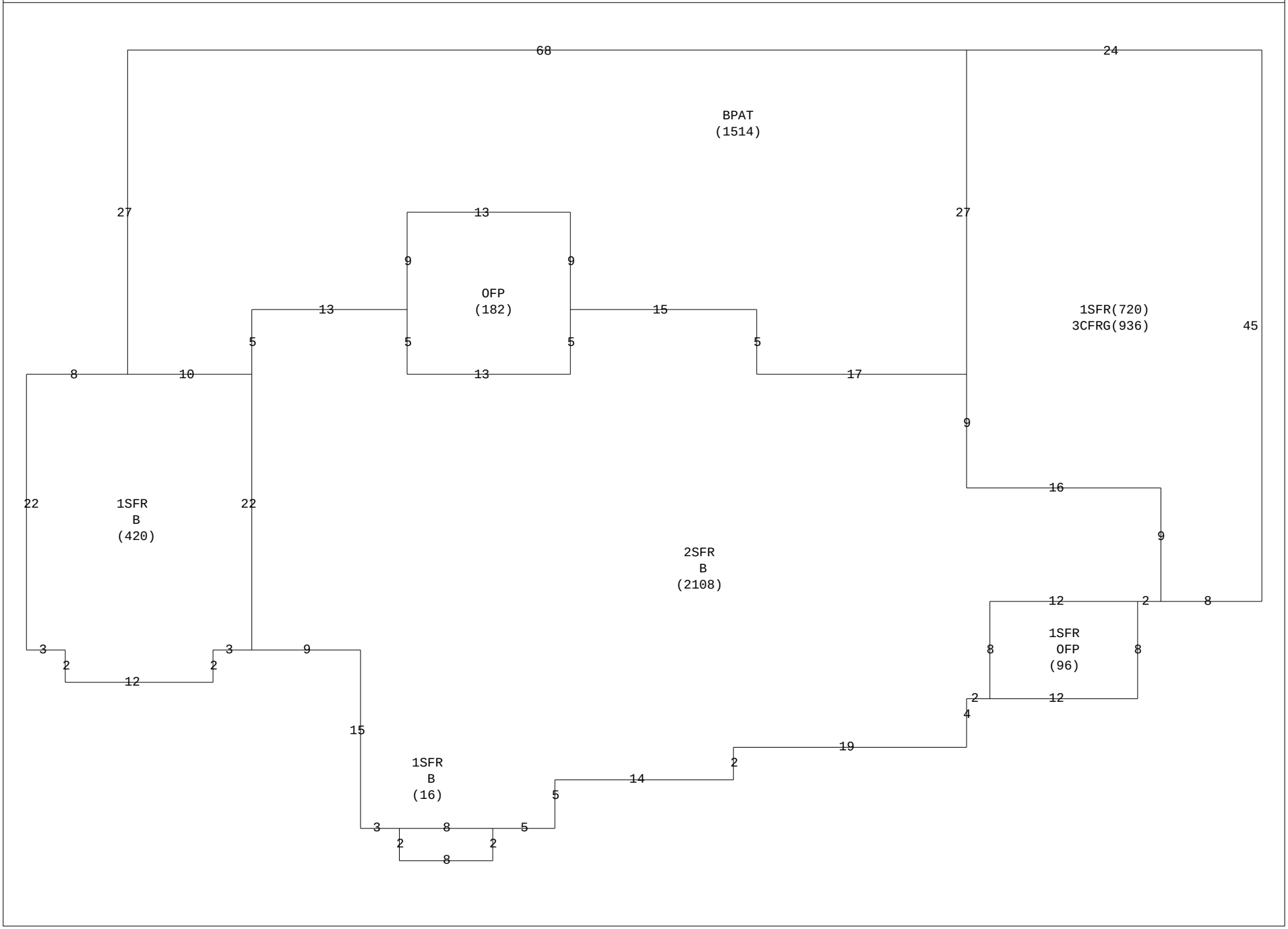
Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,108	480,680
Basement	Full			
Heating	Yes	A/C Yes		13,700
Plumbing	4 F/B 2 H/B 3 Add'l fix. 1 Wh/p Saunas			26,000
Attic	None	Attic size:		
Additions				211,076
Other Features Mason Trim WB Stks M Stks				14,832
Sub-Total				746,288
Grade	A+	Factor 1.6500		1,231,375
CDU		C&D Factor 1.00		1,231,375
Depreciation		30 %		861,963
		Computed cost value @ 70%		603,374

Building additions

Category		Type		Area	Value
G	Garages	FRL	Attached frame GT 65	936	41,935
G	Garages	FSF	Full-story fin o/gar	720	48,228
L	Living Area	AIR	Air conditioning	720	2,189
P	Porches, Patios, Decks	FOFF	Frame open first flo	96	5,849
L	Living Area	FRFF	Frame first floor	16	1,832
L	Living Area	BSMT	Basement addition	420	7,740
L	Living Area	FRFF	Frame first floor	420	48,082
L	Living Area	AIR	Air conditioning	420	1,277
P	Porches, Patios, Decks	FOFF	Frame open first flo	182	11,089
L	Living Area	FRUF	Frame upper full	96	8,038
L	Living Area	AIR	Air conditioning	96	292
P	Porches, Patios, Decks	BPAT	Brick/flagstone pati	1,514	34,525
			Total additions		211,076

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	44	792	91.70	2023	B	91,509	50	45,800
RPH Res. Pool House	14	24	336	126.5	2023	C	42,521	50	21,300
Value at 70%			46,970				Value at 100%		67,100

Property at 00057 LORD DAVIS LANE Prop ID 3050057 Card 01 Scale: 1" = 10.48 feet