

Property at 00059 LORD DAVIS LANE

Prop ID 3050059

Printed 04-Jun-2026 9:26 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WENZEL DEREK A & HEATHER LYNN
 Second name:
 Address: 59 LORD DAVIS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3050059 Neigh.: Zone: RU2A Vol: 815 Page: 193

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-May-2026
Resident Land	2.00	122,500				Sale price: 2,600,000
Resident Excess	4.65	24,410				Sale valid:
Resident Dwelling	1.00	1,132,930				Values
Resident Outbldg	1.00	20,720				Mkt value :
						Cost value: 1,857,943
Summary			Utilities		Sales ratios	
Total assessments	1,300,560		Water	Well	Cost/sale :	.7146
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	1,300,560		Gas	None	Assmt/sale:	.5002

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	4.650	7,500	34,875		34,875	24,413
Residual		202,554					
6.650 acres		Total land value		209,875		146,913	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	13
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	7
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	5
Attic	02	Unfinished	Half Baths	2
Grade	60	AA	Addtn'l fixtures	6
Garage	23	Attached 3 car	Whirlpools	2
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	3
Interior Cond	06	Very Good	W/B openings	5
Exterior Cond	06	Very Good	Actual Year Built: 1999	

Building Valuation Summary

			Area	
Dwelling	Masonry	2 story w/bsmt	3,610	811,770
Basement	Full with walk			
Heating	Yes	A/C Yes		21,980
Plumbing	5 F/B	2 H/B	6 Add'l fix.	2 Wh/p Saunas
Attic	Unfinished			Attic size: 3,610
Additions				94,288
Other Features	WB Stks	RR		90,409
Sub-Total				1,093,558
Grade	AA	Factor 1.8500		2,023,082
CDU		C&D Factor 1.00		2,023,082
Depreciation		20 %		1,618,466
	Computed cost value @ 70%			1,132,926

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	950	42,562
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520
P Porches, Patios, Decks	MOFF Masonry open first f	104	7,097
L Living Area	MAUF Masonry upper full	104	9,301
L Living Area	AIR Air conditioning	104	316
Total additions			94,288

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2021	C	59,240	50	29,600
Value at 70%	20,720		Value at 100%		29,600				

