

Property at 00061 LORD DAVIS LANE

Prop ID 3050061

Printed 06-Feb-2024 4:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THIER CLIFFORD S &
 Second name: KAFKA DENISE
 Address: 61 LORD DAVIS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3050061 Neigh.: Zone: RU2A Vol: 401 Page: 182

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Excess	4.18	21,960
Resident Dwelling	1.00	660,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Apr-2001
 Sale price: 285,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 1,149,971

Summary

Total assessments	804,980
Total exemptions	
Net assessment	804,980

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.0350
 Mkt/sale :
 Assmt/sale: 2.8245

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	4.183	7,500	31,373			31,373	21,961
Residual		182,211						

6.183 acres

Total land value

206,373

144,461

Residential Dwelling Information

Subject Code Description

Condominium

Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	6,471
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1

Actual Year Built: 2002

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,145	487,900
Basement	Full			
Heating	Yes	A/C Yes		13,910
Plumbing	3 F/B	2 H/B	6 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				20,000
Other Features		WB Stks		283,133
				6,750
Sub-Total				811,693
Grade	A	Factor 1.5500		1,258,124
CDU		C&D Factor 1.00		1,258,124
Depreciation		25 %		943,593
		Computed cost value @ 70%		660,515

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	962	43,100
G Garages	FSF Full-story fin o/gar	666	44,611
L Living Area	AIR Air conditioning	666	2,025
P Porches, Patios, Decks	BPAT Brick/flagstone pati	640	14,595
L Living Area	BSMT Basement addition	904	16,659
L Living Area	FRFF Frame first floor	904	103,491
L Living Area	FRUF Frame upper full	576	48,228
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
L Living Area	FRUF Frame upper full	35	2,931

Total additions 283,133

