Town of Avon Residential Property Card

Property at 00016 ARBOR ROAD | Prop ID 5820016 | Printed 15-Oct-2025 9:25 AM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHAPMAN FAMILY REVOCABLE TRUST
Second name:
Address: 5018 SW 13TH AVENUE
City/state: CAPE CORAL FL Zip: 33914

Location Information

Map: 006 Clerk map:
Lot: 5820016 Neigh.: LV Zone: R15 Vol: 807 Page: 780

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwellng	1.00	183,970
Resident Excess	.20	1,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Sep-2025
Sale price: 630,000
Sale valid:

Values

Mkt value :
Cost value: 364,314

Summary

Total assessments	255,020
Total exemptions	
Net assessment	255,020

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .5783
Mkt/sale :
Assmt/sale: .4048

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	100,000	100,000		100,000	70,000
Primary Site		14,810					
RES	12	.200	7,500	1,500		1,500	1,050
Residual		8,712					
		.540 acres		Total land value		101,500	71,050

Residential Dwelling Information

Subject	Code	Description
Style	08	Raised Ranch
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	01	Hot Water
Fuel	07	Propane Gas
Attic	99	None
Grade	33	C+
Garage	99	None
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	05	Living Area W/ A
Air Condition	01	Central Air
Interior Cond	06	Very Good
Exterior Cond	06	Very Good

Condominium

Story Height 1.0

Total Rooms	7	Garage cars	
Bedrooms	3	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths		Finish bsmt sz	1,000
Addtn'l fixtures	1	Rec Room Size	
Whirlpools		Living area	1,416
Saunas		# Living Units	1
M/F stacks			
W/B stacks	1		
W/B openings	2		

Actual Year Built: 1971

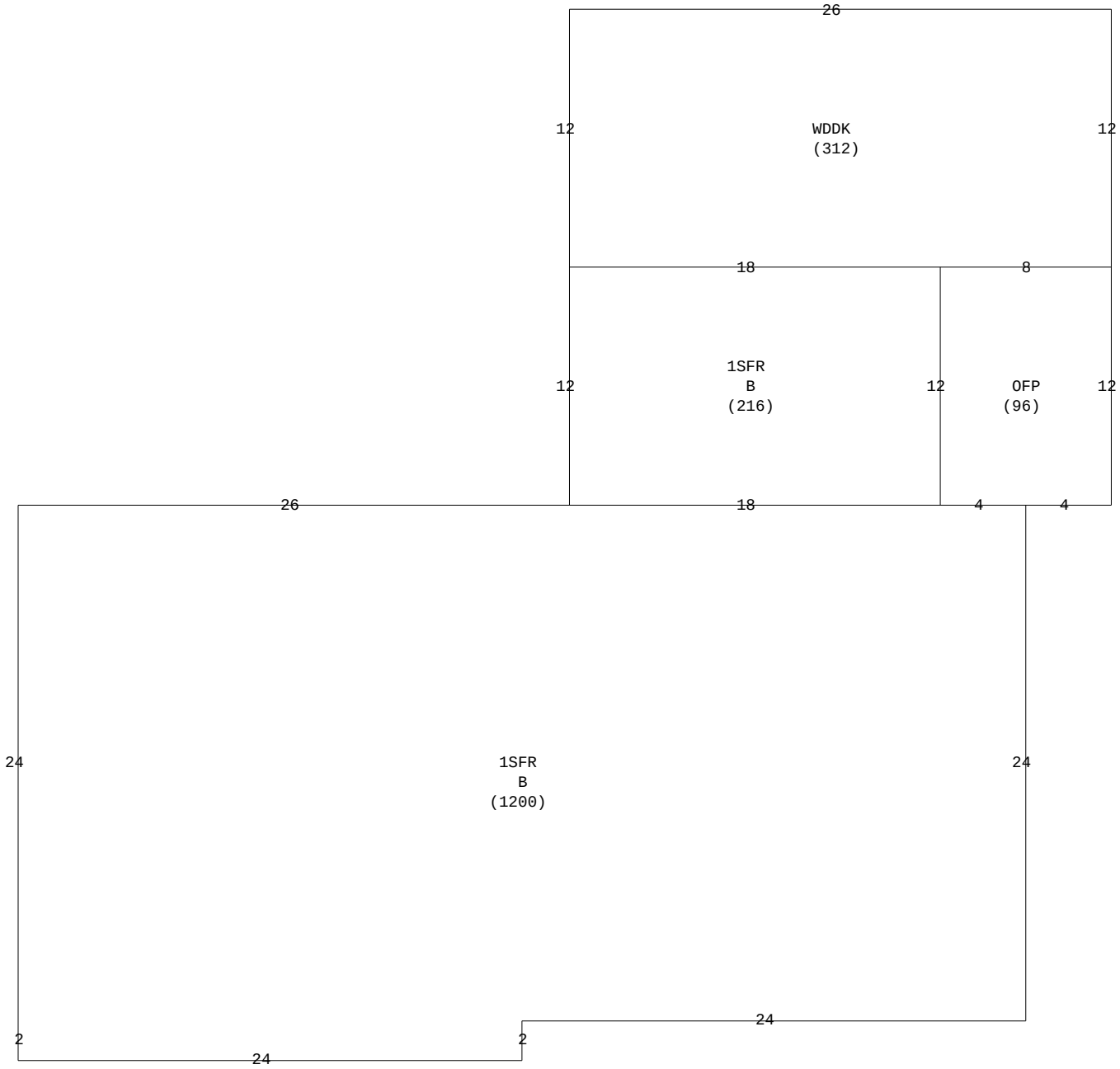
Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,200	204,410
Basement	Full				
Heating	Yes	A/C Yes			5,870
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					43,479
Other Features		WB Stks			39,931
Sub-Total					304,190
Grade	C+	Factor 1.0800			328,525
CDU		C&D Factor 1.00			328,525
Depreciation		20 %			262,820
		Computed cost value @ 70%			183,974

Building additions

Category		Type		Area	Value
P	Porches, Patios, Decks	FOFF	Frame open first flo	96	5,849
L	Living Area	FRFF	Frame first floor	216	24,728
L	Living Area	BSMT	Basement addition	216	3,980
L	Living Area	AIR	Air conditioning	216	657
P	Porches, Patios, Decks	DECK	Wood deck	312	8,265
			Total additions		43,479

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%							Value at 100%		

Property at 00016 ARBOR ROAD Prop ID 5820016 Card 01 Scale: 1" = 7.54 feet