

Property at 00023 DAVENTRY HILL

Prop ID 2040023

Printed 06-Feb-2024 10:16 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: LUTZ JONATHAN & EMILY ANSTADT  
 Second name:  
 Address: 23 DAVENTRY HILL  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
 Lot: 2040023 Neigh.: Zone: R40 Vol: 785 Page: 665

| Assessments       |      |         | Exemptions |             | Last sale    |                        |
|-------------------|------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       | Sale date: 27-Jun-2023 |
| Resident Land     | .92  | 122,500 |            |             |              | Sale price: 720,000    |
| Resident Dwelling | 1.00 | 381,730 |            |             |              | Sale valid: 07         |
|                   |      |         |            |             | Values       |                        |
| Resident Excess   | .19  | 1,000   |            |             |              | Mkt value :            |
|                   |      |         |            |             |              | Cost value: 721,757    |
| Summary           |      |         | Utilities  |             | Sales ratios |                        |
| Total assessments |      | 505,230 | Water      | Connecticut | Cost/sale :  | 1.0024                 |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    |      | 505,230 | Gas        | None        | Assmt/sale:  | .7017                  |

## Land Information

| Type         | Use | Acres/SqFt  | Rate             | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|-------------|------------------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920        | 175,000          | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site |     | 40,075      |                  |         |      |      |         |           |
| RES          | 12  | .190        | 7,500            | 1,425   |      |      | 1,425   | 998       |
| Residual     |     | 8,276       |                  |         |      |      |         |           |
|              |     | 1.110 acres | Total land value |         |      |      | 176,425 | 123,498   |

## Residential Dwelling Information

| Subject        | Code | Description             | Condominium      |       |
|----------------|------|-------------------------|------------------|-------|
| Style          | 19   | Modern Colonial         |                  |       |
| Exterior Walls | 01   | Clapboards              |                  |       |
| Roof Material  | 01   | Asphalt Shingles        | Story Height 2.0 |       |
| Roof Type      | 01   | Gable                   |                  |       |
| Foundation     | 01   | Poured Concrete         | Total Rooms      | 8     |
| Interior Walls | 02   | Drywall                 | Garage cars      | 2     |
| Floors         | 01   | Hardwood                | Bedrooms         | 4     |
| Heating System | 02   | Forced Hot Air          | Unfinished area  |       |
| Fuel           | 01   | Oil                     | Family Rooms     | 1     |
| Attic          | 99   | None                    | Dormer linear f  |       |
| Grade          | 43   | B+                      | Full Baths       | 3     |
| Garage         | 22   | Attached 2 car          | Half Baths       | 1     |
| Area Over Gar. | 01   | Fully Finished          | Masonry trim sf  |       |
| Basement       | 01   | Full                    | Finish bsmt sz   |       |
| Bsmt Fin Qual  | 02   | Rec Room w/o air        | Addtn'l fixtures | 5     |
| Air Condition  | 01   | Central Air             | Rec Room Size    | 400   |
| Interior Cond  | 06   | Very Good               | Whirlpools       | 1     |
| Exterior Cond  | 06   | Very Good               | Living area      | 3,218 |
|                |      |                         | Saunas           |       |
|                |      |                         | # Living Units   |       |
|                |      |                         | M/F stacks       |       |
|                |      |                         | W/B stacks       | 2     |
|                |      |                         | W/B openings     | 2     |
|                |      | Actual Year Built: 1984 |                  |       |

## Building Valuation Summary

|                |       | Area                      |              |         |
|----------------|-------|---------------------------|--------------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | 792          | 223,670 |
| Basement       | Full  |                           |              |         |
| Heating        | Yes   | A/C Yes                   |              | 6,460   |
| Plumbing       | 3 F/B | 1 H/B                     | 5 Add'l fix. | 1 Wh/p  |
| Attic          | None  |                           | Attic size:  | Saunas  |
| Additions      |       |                           |              | 18,500  |
| Other Features |       | WB Stks                   | RR           | 234,001 |
|                |       |                           |              | 22,308  |
| Sub-Total      |       |                           |              | 504,939 |
| Grade          | B+    | Factor 1.3500             |              | 681,668 |
| CDU            |       | C&D Factor 1.00           |              | 681,668 |
| Depreciation   |       | 20 %                      |              | 545,334 |
|                |       | Computed cost value @ 70% |              | 381,734 |

## Building additions

| Category                 | Type                    | Area | Value   |
|--------------------------|-------------------------|------|---------|
| G Garages                | FR Attached frame LE 65 | 612  | 26,591  |
| L Living Area            | FRUF Frame upper full   | 548  | 45,884  |
| L Living Area            | AIR Air conditioning    | 548  | 1,666   |
| L Living Area            | OVER Frame Overhang     | 14   | 1,282   |
| L Living Area            | OVER Frame Overhang     | 6    | 550     |
| L Living Area            | FRFF Frame first floor  | 476  | 54,493  |
| L Living Area            | FRUH Frame upper half   | 476  | 24,341  |
| L Living Area            | BSMT Basement addition  | 476  | 8,772   |
| L Living Area            | AIR Air conditioning    | 714  | 2,171   |
| P Porches, Patios, Decks | DECK Wood deck          | 770  | 20,397  |
| L Living Area            | FRFF Frame first floor  | 352  | 40,297  |
| L Living Area            | BSMT Basement addition  | 352  | 6,487   |
| L Living Area            | AIR Air conditioning    | 352  | 1,070   |
| Total additions          |                         |      | 234,001 |

