

Property at 00089 DAVENTRY HILL

Prop ID 2040089

Printed 07-May-2025 3:15 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ABER JONATHAN
 Second name:
 Address: 89 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040089 Neigh.: Zone: R40 Vol: 780 Page: 849

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Nov-2022
Resident Land	.92	122,500				Sale price: 585,000
Resident Dwelling	1.00	326,400				Sale valid:
Resident Outbldg	1.00	3,010				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 646,257
Summary			Utilities		Sales ratios	
Total assessments	452,380		Water	Connecticut	Cost/sale :	1.1047
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	452,380		Gas	None	Assmt/sale:	.7733

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	.090	7,500	675			675	473
Residual	3,920							
1.010 acres			Total land value				175,675	122,973

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,066	277,180
Basement	Full				
Heating	Yes	A/C Yes			7,970
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					211,271
Other Features	Mason Trim	WB Stks	RR		63,918
Sub-Total					569,339
Grade	B	Factor 1.2600			717,367
CDU		C&D Factor 1.00			717,367
Depreciation		35 %			466,289
		Computed cost value @ 70%			326,402

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	666	76,244
P Porches, Patios, Decks	DECK Wood deck	94	2,490
G Garages	FRL Attached frame GT 65	744	33,333
G Garages	FSF Full-story fin o/gar	744	49,836
L Living Area	AIR Air conditioning	744	2,262
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	AIR Air conditioning	270	821
Total additions			211,271

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00	2025	C	8,640	50	4,300
Utility Shed									
Value at 70%	3,010		Value at 100%			4,300			

