

Property at 00014 COVENTRY LANE

Prop ID 1950014

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Administrative Information

Owner name: GARCIA JOHN & KRISTIN
 Second name:
 Address: 14 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950014 Neigh.: Zone: R40 Vol: 745 Page: 919

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Sep-2020
Resident Land	.92	122,500				Sale price: 530,000
Resident Dwelling	1.00	244,950				Sale valid:
					Values	
Resident Excess	.40	2,100				Mkt value : Cost value: 527,929
Summary			Utilities		Sales ratios	
Total assessments		369,550	Water	Connecticut	Cost/sale :	.9961
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		369,550	Gas	CNG	Assmt/sale:	.6973

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	.400	7,500	3,000		3,000	2,100
Residual		17,424					
		1.320 acres	Total land value			178,000	124,600

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	22
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,770
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,072	278,350
Basement	Full				
Heating	Yes	A/C Yes			8,000
Plumbing	3 F/B	H/B 3 Add'l fix.	1 Wh/p	Saunas	14,000
Attic	None	Attic size:			
Additions					120,158
Other Features		WB Stks			6,750
Sub-Total					427,258
Grade	B	Factor 1.2600			538,345
CDU		C&D Factor 1.00			538,345
Depreciation		35 %			349,924
Computed cost value @ 70%					244,947

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	76	6,960
L Living Area	AIR Air conditioning	76	231
P Porches, Patios, Decks	DECK Wood deck	472	12,503
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	AIR Air conditioning	308	936
L Living Area	FRUF Frame upper full	312	26,124
L Living Area	AIR Air conditioning	312	948
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
G Garages	FR Attached frame LE 65	532	23,470
Total additions			120,158

