

Property at 00019 COVENTRY LANE

Prop ID 1950019

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Administrative Information

Owner name: RATNER JEFFREY L & DEBORAH S TR
 Second name:
 Address: 19 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950019 Neigh.: Zone: R40 Vol: 800 Page: 239

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Dec-1994
Resident Land	.92	122,500				Sale price: 242,500
Resident Dwelling	1.00	208,100				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 474,157
Summary			Utilities		Sales ratios	
Total assessments		331,910	Water	Connecticut	Cost/sale :	1.9553
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		331,910	Gas	CNG	Assmt/sale:	1.3687

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	.010	7,500	75			75	53
Residual	436							
		.930 acres	Total land value				175,075	122,553

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	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,089	281,670
Basement	Full				
Heating	Yes	A/C Yes			8,090
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					80,321
Other Features	Mason Trim	WB Stks			11,832
Sub-Total					390,913
Grade	B-	Factor 1.1700			457,368
CDU		C&D Factor 1.00			457,368
Depreciation		35 %			297,289
		Computed cost value @ 70%			208,102

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	AIR Air conditioning	48	146
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	112	340
P Porches, Patios, Decks	DECK Wood deck	160	4,238
Total additions			80,321

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

