

Property at 00032 COVENTRY LANE

Prop ID 1950032

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Administrative Information

Owner name: TURNER KATHERINE V AND
 Second name: HOWLEY EDWARD J
 Address: 32 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950032 Neigh.: Zone: R40 Vol: 781 Page: 137

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Aug-2006
Resident Land	.92	122,500				Sale price: 607,000
Resident Dwelling	1.00	292,070				Sale valid:
					Values	
Resident Excess	.57	2,990			Mkt value :	
					Cost value:	596,514
Summary			Utilities		Sales ratios	
Total assessments		417,560	Water	Connecticut	Cost/sale :	.9827
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		417,560	Gas	CNG	Assmt/sale:	.6879

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	.570	7,500	4,275			4,275	2,993
Residual		24,829						
				1.490 acres	Total land value		179,275	125,493

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,256	314,290
Basement	Full				
Heating	Yes	A/C Yes			9,010
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					106,781
Other Features		WB Stks	RR		27,902
Sub-Total					475,483
Grade	B+	Factor 1.3500			641,902
CDU		C&D Factor 1.00			641,902
Depreciation		35 %			417,236
Computed cost value @ 70%					292,065

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	DECK Wood deck	320	8,477
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	FRUH Frame upper half	564	28,841
L Living Area	AIR Air conditioning	282	857
G Garages	FR Attached frame LE 65	564	24,719

Total additions 106,781

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	Garage cars	2
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	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	844
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,208
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1991	

