

Property at 00034 COVENTRY LANE

Prop ID 1950034

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Administrative Information

Owner name: SHUMWAY RICHARD C &
Second name: JOAN M
Address: 34 COVENTRY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
Lot: 1950034 Neigh.: Zone: R40 Vol: 252 Page: 960

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Nov-1991
Resident Land	.92	122,500				Sale price: 384,620
Resident Dwelling	1.00	315,320				Sale valid:
					Values	
Resident Excess	1.19	6,250				Mkt value :
						Cost value: 634,386
Summary			Utilities		Sales ratios	
Total assessments	444,070		Water	Connecticut	Cost/sale :	1.6494
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	444,070		Gas	CNG	Assmt/sale:	1.1546

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	1.190	7,500	8,925			8,925	6,248
Residual		51,836						
2.110 acres				Total land value			183,925	128,748

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,691	399,240
Basement	Full				
Heating	Yes	A/C Yes			11,410
Plumbing	2 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	12,500
Attic	None	Attic size:			
Additions					54,436
Other Features		WB Stks	RR		35,749
Sub-Total					513,335
Grade	B+	Factor 1.3500			693,002
CDU		C&D Factor 1.00			693,002
Depreciation		35 %			450,451
Computed cost value @ 70%					315,316

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	AIR Air conditioning	96	292
G Garages	FR Attached frame LE 65	632	27,372
P Porches, Patios, Decks	DECK Wood deck	529	14,013

Total additions 54,436

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	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	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	788
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,478
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1991				

Scale: 1" = 8.90 feet