

Property at 00035 COVENTRY LANE

Prop ID 1950035

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Administrative Information

Owner name: PIFFERI JOYCE K & STEPHEN P
 Second name:
 Address: 35 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950035 Neigh.: Zone: R40 Vol: 689 Page: 1040

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Aug-2015
Resident Land	.92	122,500				Sale price: 505,000
Resident Dwelling	1.00	239,340				Sale valid:
					Values	
Resident Excess	.01	50				Mkt value :
					Cost value: 516,986	
Summary			Utilities		Sales ratios	
Total assessments		361,890	Water	Connecticut	Cost/sale :	1.0237
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		361,890	Gas	CNG	Assmt/sale:	.7166

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						
						Values		
						Mkt value :		
						Cost value: 516,986		
						Sales ratios		
						Cost/sale : 1.0237		
						Mkt/sale :		
						Assmt/sale: .7166		
						Utilities		
						Water Connecticut		
						Sewer Septic		
						Gas CNG		
						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		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,280	318,980
Basement	Full				
Heating	Yes	A/C Yes			9,140
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					57,543
Other Features		M Stks RR			22,819
Sub-Total					417,482
Grade	B	Factor 1.2600			526,027
CDU		C&D Factor 1.00			526,027
Depreciation		35 %			341,918
Computed cost value @ 70%					239,343

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	BSMT Basement addition	198	3,649
L Living Area	AIR Air conditioning	198	602
P Porches, Patios, Decks	DECK Wood deck	276	7,311
G Garages	FR Attached frame LE 65	528	23,314
Total additions			57,543

