

Property at 00036 COVENTRY LANE

Prop ID 1950036

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Administrative Information

Owner name: BACKMAN TRAVIS & ASHLEY
 Second name:
 Address: 36 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950036 Neigh.: Zone: R40 Vol: 675 Page: 276

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 24-Jun-2014
Resident Land	.92	122,500			Sale price: 585,000
Resident Dwelling	1.00	324,730			Sale valid:
Resident Outbldg	2.00	28,840			

Values

Resident Excess	2.08	10,920			Mkt value : Cost value: 695,700
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Summary

Total assessments	486,990	Water	Connecticut	Cost/sale : 1.1892
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	486,990	Gas	CNG	Assmt/sale: .8325

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	2.080	7,500	15,600		15,600	10,920
Residual		90,605					
3.000 acres		Total land value		190,600		133,420	

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	02	Hip		
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	4
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	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	896
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,326
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,304	323,660
Basement	Full			
Heating	Yes	A/C Yes		9,280
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	22,500
Attic	None	Attic size:	Saunas	
Additions				144,243
Other Features		WB Stks	RR	28,981
Sub-Total				528,664
Grade	B+	Factor 1.3500		713,696
CDU		C&D Factor 1.00		713,696
Depreciation		35 %		463,902
Computed cost value @ 70%				324,731

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	162	18,546
L Living Area	BSMT Basement addition	162	2,985
L Living Area	AIR Air conditioning	162	492
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	FRUH Frame upper half	336	17,182
L Living Area	AIR Air conditioning	504	1,532
L Living Area	BSMT Basement addition	336	6,192
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	DECK Wood deck	257	6,808
P Porches, Patios, Decks	FOFF Frame open first flo	360	21,933
L Living Area	AIR Air conditioning	52	158
Total additions			144,243

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP5 Pool w/ Gunite	20	36	720	110.5	2015	C	79,596	50	39,800
Value at 70%	28,840		Value at 100%		41,200				

