

Property at 00040 COVENTRY LANE

Prop ID 1950040

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Administrative Information

Owner name: MCPHERSON TIFFANY & KELLY
Second name:
Address: 40 COVENTRY LANE
City/state: AVON CT Zip: 06001

-Location Information-

Map: 030 Clerk map:
Lot: 1950040 Neigh.: Zone: R40 Vol: 701 Page: 617

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Sep-2016
Resident Land	.92	122,500				Sale price: 444,000
Resident Dwelling	1.00	229,060				Sale valid:
Resident Outbldg	1.00	1,680				Values

Exemptions

Exempt	Cat	Amount
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—Last sale—

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Sale date: 01-Sep-2016
Sale price:      444,000
Sale valid:
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—Values:

Mkt value :	
Cost value:	505,300

Summary

Total assessments	353,710	Water	Connecticut	Cost/sale :	1.1381
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	353,710	Gas	CNG	Assmt/sale:	.7966

-Utilities-

Water	Connecticut
Sewer	Septic
Gas	CNG

- Sales ratios:

Cost/sale :	1.1381
Mkt/sale :	
Assmt/sale:	.7966

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	.090	7,500	675		675	473
Residual		3,920					

1.010 acres	Total land value	175,675	122,973
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	2	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	1	Rec Room Size	599
Grade	40	B	Whirlpools	1	Living area	2,504
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1		
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 1,194	302,180
Basement	Full						
Heating	Yes	A/C	Yes				8,670
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		11,500
Attic	None	Attic size:					
Additions							55,441
Other Features	WB Stks		RR				21,762

Sub-Total			399,553
Grade B	Factor	1.2600	503,437
CDU	C&D Factor	1.00	503,437
Depreciation		35 %	327,234
		Computed cost value @ 70%	229,064

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	608	26,435
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	BSMT Basement addition	80	1,474
L Living Area	AIR Air conditioning	80	243
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	DECK Wood deck	284	7,523

Total additions	55,441
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2003	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680					Value at 100%		2,400

