

Property at 00044 COVENTRY LANE

Prop ID 1950044

Printed 06-Feb-2024 9:35 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JONES MARISA F & TROY W
 Second name:
 Address: 44 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950044 Neigh.: Zone: R40 Vol: 620 Page: 975

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Feb-2011
Resident Land	.92	122,500				Sale price: 448,000
Resident Dwelling	1.00	266,530				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 559,329
Summary			Utilities		Sales ratios	
Total assessments	391,530		Water	Connecticut	Cost/sale :	1.2485
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	391,530		Gas	CNG	Assmt/sale:	.8740

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

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	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,292	321,320
Basement	Full				
Heating	Yes	A/C Yes			9,210
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					130,968
Other Features		WB Stks	RR		30,176
Sub-Total					500,674
Grade	B-	Factor 1.1700			585,789
CDU		C&D Factor 1.00			585,789
Depreciation		35 %			380,763
		Computed cost value @ 70%			266,534

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	BSMT Basement addition	152	2,801
P Porches, Patios, Decks	DECK Wood deck	358	9,483
P Porches, Patios, Decks	UTIL Utility building	138	3,942
L Living Area	FRFF Frame first floor	80	9,158
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRUF Frame upper full	576	48,228
L Living Area	AIR Air conditioning	152	462
L Living Area	AIR Air conditioning	58	176
L Living Area	AIR Air conditioning	80	243
L Living Area	AIR Air conditioning	576	1,751

Total additions 130,968

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2014	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030						Value at 100%		2,900

