

Property at 00050 COVENTRY LANE

Prop ID 1950050

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Administrative Information

Owner name: ROGERS BRUCE R AND MARY C
 Second name:
 Address: 50 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950050 Neigh.: Zone: R40 Vol: 454 Page: 803

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	189,530
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Feb-2003
 Sale price: 360,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 447,114

Summary

Total assessments	312,980
Total exemptions	
Net assessment	312,980

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2420
 Mkt/sale :
 Assmt/sale: .8694

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	.020	7,500	150			150	105
Residual		871						

.940 acres

Total land value

175,150

122,605

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	7
Interior Walls	02	Drywall	Bedrooms	3
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	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	06	RR w/o air,L w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	840	233,050
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					96,715
Other Features		WB Stks	RR		17,761
Sub-Total					356,026
Grade	B-	Factor 1.1700			416,550
CDU		C&D Factor 1.00			416,550
Depreciation		35 %			270,758
Computed cost value @ 70%					189,531

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	572	25,031
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	BSMT Basement addition	42	774
P Porches, Patios, Decks	DECK Wood deck	155	4,106
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	OVER Frame Overhang	15	1,374
P Porches, Patios, Decks	FOFF Frame open first flo	272	16,572

Total additions 96,715

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2000	C	2,400	50	1,200
Utility Shed									
Value at 70%					840	Value at 100%			
						1,200			

