

Property at 00051 COVENTRY LANE

Prop ID 1950051

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

Administrative Information

Owner name: BAGHDASSARIAN MICHAEL G &
 Second name: HOLLY L
 Address: 51 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950051 Neigh.: Zone: R40 Vol: 661 Page: 1190

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-May-2013
Resident Land	.92	122,500				Sale price: 449,900
Resident Dwelling	1.00	253,760				Sale valid:
Resident Outbldg	1.00	1,540				Values
Resident Excess	.19	1,000				Mkt value :
						Cost value: 541,143
Summary			Utilities		Sales ratios	
Total assessments		378,800	Water	Connecticut	Cost/sale :	1.2028
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		378,800	Gas	CNG	Assmt/sale:	.8420

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	.190	7,500	1,425			1,425	998
Residual	8,276							
1.110 acres		Total land value		176,425			123,498	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
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	Addtn'l fixtures	2
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	2,956
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1982	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	959
Basement	Full		256,290
Heating	Yes	A/C Yes	7,380
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			181,614
Other Features	WB Stks	RR	19,390
Sub-Total			476,674
Grade	B-	Factor 1.1700	557,709
CDU		C&D Factor 1.00	557,709
Depreciation		35 %	362,511
Computed cost value @ 70%			253,758

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	46	4,213
P Porches, Patios, Decks	BPAT Brick/flagstone pati	556	12,679
L Living Area	FRFF Frame first floor	171	19,576
L Living Area	FRFF Frame first floor	6	687
L Living Area	FRUF Frame upper full	6	502
P Porches, Patios, Decks	DECK Wood deck	160	4,238
L Living Area	AIR Air conditioning	229	696
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	FRUF Frame upper full	60	5,024
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	AIR Air conditioning	60	182
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
L Living Area	AIR Air conditioning	240	730
L Living Area	FRFF Frame first floor	45	5,152
L Living Area	BSMT Basement addition	45	829
L Living Area	AIR Air conditioning	45	137
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	464	53,119
L Living Area	AIR Air conditioning	464	1,411
Total additions			181,614

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00	1998	C	4,320	50	2,200
Utility Shed									
Value at 70%			1,540	Value at 100%			2,200		

