

Property at 00062 COVENTRY LANE

Prop ID 1950062

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Administrative Information

Owner name: SILVER JOEL & SUSAN
 Second name:
 Address: 62 COVENTRY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 1950062 Neigh.: Zone: R40 Vol: 266 Page: 825

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Oct-1992
Resident Land	.92	122,500				Sale price: 301,000
Resident Dwelling	1.00	303,840				Sale valid:
					Values	
Resident Excess	.14	740			Mkt value :	
					Cost value: 610,114	
Summary			Utilities		Sales ratios	
Total assessments		427,080	Water	Connecticut	Cost/sale :	2.0270
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		427,080	Gas	CNG	Assmt/sale:	1.4189

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	.140	7,500	1,050		1,050	735
Residual		6,098					
		1.060 acres	Total land value			176,050	123,235

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	620
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,436
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,095	282,850
Basement	Full				
Heating	Yes	A/C Yes			8,120
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					199,228
Other Features		WB Stks	RR		22,288
Sub-Total					529,986
Grade	B	Factor 1.2600			667,782
CDU		C&D Factor 1.00			667,782
Depreciation		35 %			434,058
Computed cost value @ 70%					303,841

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	555	12,656
L Living Area	OVER Frame Overhang	64	5,861
L Living Area	OVER Frame Overhang	27	2,473
L Living Area	FRFF Frame first floor	204	23,354
L Living Area	AIR Air conditioning	204	620
L Living Area	BSMT Basement addition	204	3,759
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRFF Frame first floor	45	5,152
L Living Area	FRUF Frame upper full	45	3,768
L Living Area	AIR Air conditioning	253	769
L Living Area	FRUF Frame upper full	99	8,289
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FR Attached frame LE 65	579	25,304
P Porches, Patios, Decks	DECK Wood deck	602	15,947
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	FRUF Frame upper full	312	26,124
L Living Area	BSMT Basement addition	312	5,750
L Living Area	AIR Air conditioning	744	2,262
Total additions			199,228

