

Property at 00068 COVENTRY LANE

Prop ID 1950068

Printed 20-May-2025 2:06 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: OLIGINO ERIC J & JENNIFER  
 Second name:  
 Address: 68 COVENTRY LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:  
 Lot: 1950068 Neigh.: Zone: R40 Vol: 740 Page: 1037

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 02-May-2013 |
| Resident Land     | .92     | 122,500 |            |             |              | Sale price: 455,000    |
| Resident Dwelling | 1.00    | 226,000 |            |             |              | Sale valid:            |
| Resident Outbldg  | 3.00    | 24,780  |            |             |              | Values                 |
| Resident Excess   | .06     | 320     |            |             |              | Mkt value :            |
|                   |         |         |            |             |              | Cost value: 533,714    |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 373,600 |         | Water      | Connecticut | Cost/sale :  | 1.1730                 |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 373,600 |         | Gas        | CNG         | Assmt/sale:  | .8211                  |

## 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     | .060       | 7,500   | 450              |      |      | 450     | 315       |
| Residual     | 2,614  |            |         |                  |      |      |         |           |
|              |        | .980 acres |         | Total land value |      |      | 175,450 | 122,815   |

## 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        |   |
| 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  | 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: 1982 |   |

## Building Valuation Summary

|                |       |                           |             |       |         |
|----------------|-------|---------------------------|-------------|-------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | Area        | 1,080 | 279,920 |
| Basement       | Full  |                           |             |       |         |
| Heating        | Yes   | A/C Yes                   |             |       | 8,040   |
| Plumbing       | 2 F/B | 1 H/B                     | Add'l fix.  | Wh/p  | 8,500   |
| Attic          | None  |                           | Attic size: |       |         |
| Additions      |       |                           |             |       | 107,798 |
| Other Features |       | WB Stks                   | RR          |       | 20,283  |
| Sub-Total      |       |                           |             |       | 424,541 |
| Grade          | B-    | Factor 1.1700             |             |       | 496,713 |
| CDU            |       | C&D Factor 1.00           |             |       | 496,713 |
| Depreciation   |       | 35 %                      |             |       | 322,863 |
|                |       | Computed cost value @ 70% |             |       | 226,004 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | OVER Frame Overhang       | 45   | 4,121   |
| L Living Area            | FRFF Frame first floor    | 98   | 11,219  |
| L Living Area            | BSMT Basement addition    | 98   | 1,806   |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187  |
| L Living Area            | FRFF Frame first floor    | 10   | 1,145   |
| L Living Area            | AIR Air conditioning      | 98   | 298     |
| L Living Area            | AIR Air conditioning      | 55   | 167     |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 416  | 9,486   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 360  | 21,933  |
| L Living Area            | FRFF Frame first floor    | 48   | 5,495   |
| L Living Area            | AIR Air conditioning      | 48   | 146     |
| L Living Area            | FRFF Frame first floor    | 228  | 26,102  |
| L Living Area            | AIR Air conditioning      | 228  | 693     |
| Total additions          |                           |      | 107,798 |

## Outbuilding Information

| Description              | Wid    | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value  |
|--------------------------|--------|-----|------|-------|------|-----|---------------|------|--------|
| RG1 Frame or Con         | 16     | 26  | 416  | 55.95 | 2002 | C   | 23,275        | 50   | 11,600 |
| Block Detach Garage      |        |     |      |       |      |     |               |      |        |
| RP1 Pool w/ Plastic Linr | 18     | 36  | 648  | 52.35 | 2024 | B   | 42,743        | 50   | 21,400 |
| RS1 Frame Utility Shed   | 10     | 16  | 160  | 30.00 | 2024 | C   | 4,800         | 50   | 2,400  |
| Value at 70%             | 24,780 |     |      |       |      |     | Value at 100% |      | 35,400 |

