

Property at 00010 DAVENTRY HILL

Prop ID 2040010

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Administrative Information

Owner name: HO LEON & NGUYEN SARAH
Second name:
Address: 10 DAVENTRY HILL
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2040010 Neigh.: Zone: R40 Vol: 692 Page: 733

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Dec-2015
Resident Land	.92	122,500			Sale price: 412,000
Resident Dwelling	1.00	317,100			Sale valid:

Values

Resident Excess	.27	1,420	Mkt value :	
			Cost value:	630,029

Summary

Total assessments	441,020	Water	Connecticut	Cost/sale :	1.5292
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	441,020	Gas	None	Assmt/sale:	1.0704

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	.270	7,500	2,025		2,025	1,418
Residual	11,761						

1.190 acres Total land value 177,025 123,918

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf 176
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 4 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 3,558
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings 3
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1983

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,638	388,890
Basement	Full with walk			
Heating	Yes	A/C Yes		11,120
Plumbing	2 F/B	1 H/B 4 Add'l fix.	1 Wh/p	13,000
Attic	None	Attic size:		
Additions				84,241
Other Features	Mason Trim WB Stks			18,981

Sub-Total		516,232
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	696,913
Depreciation	35 %	452,993
	Computed cost value @ 70%	317,095

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	84	5,118
L Living Area	FRFF Frame first floor	282	32,284
L Living Area	AIR Air conditioning	282	857
P Porches, Patios, Decks	DECK Wood deck	785	20,795
G Garages	FR Attached frame LE 65	576	25,187

Total additions 84,241

