

Property at 00016 DAVENTRY HILL

Prop ID 2040016

Printed 06-Feb-2024 10:16 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEPORE ERIN M
 Second name:
 Address: 16 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040016 Neigh.: Zone: R40 Vol: 759 Page: 885

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-May-2020
Resident Land	.92	122,500				Sale price: 509,000
Resident Dwelling	1.00	309,000				Sale valid:
					Values	
Resident Excess	.24	1,260				Mkt value : Cost value: 618,229
Summary			Utilities		Sales ratios	
Total assessments	432,760		Water	Connecticut	Cost/sale :	1.2146
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	432,760		Gas	None	Assmt/sale:	.8502

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	.240	7,500	1,800			1,800	1,260
Residual	10,454							
1.160 acres				Total land value			176,800	123,760

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				1,777	362,770
Basement	Full with walk						
Heating	Yes	A/C Yes					10,360
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		9,500
Attic	None			Attic size:			
Additions							142,282
Other Features	Mason Trim WB Stks						14,068
Sub-Total							538,980
Grade	B	Factor 1.2600					679,115
CDU		C&D Factor 1.00					679,115
Depreciation		35 %					441,425
Computed cost value @ 70%							308,998

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	551	63,079
L Living Area	BSMT Basement addition	551	10,154
L Living Area	AIR Air conditioning	551	1,675
G Garages	FR Attached frame LE 65	644	27,840
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	BSMT Basement addition	150	2,764
L Living Area	AIR Air conditioning	150	456
P Porches, Patios, Decks	DECK Wood deck	695	18,411
P Porches, Patios, Decks	FOFF Frame open first flo	12	731

Total additions 142,282

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	58
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	432
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	04	Average	Living area	3,367
Exterior Cond	04	Average	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1981				

Property at 00016 DAVENTRY HILL

Prop ID 2040016 Card 01

Scale: 1" = 9.64 feet

