

Property at 00022 DAVENTRY HILL

Prop ID 2040022

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Administrative Information

Owner name: BOGINO CHRISTINE
 Second name:
 Address: 22 DAVENTRY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040022 Neigh.: Zone: R40 Vol: 261 Page: 238

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-May-1992
Resident Land	.92	122,500				Sale price: 425,000
Resident Dwelling	1.00	926,120				Sale valid:
Resident Outbldg	1.00	6,300				Values
Resident Excess	8.88	46,610				Mkt value :
						Cost value: 1,573,614
Summary			Utilities		Sales ratios	
Total assessments	1,101,530		Water	Connecticut	Cost/sale :	3.7026
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	1,101,530		Gas	None	Assmt/sale:	2.5918

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	8.878	7,500	66,585			66,585	46,610
Residual	386,726							
9.798 acres		Total land value		241,585		169,110		

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	12	Brick Veneer		
Roof Material	02	Slate	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	4
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	8
Grade	63	AA+	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	07	Attic	M/F stacks	
Basement	03	Partial > half	W/B stacks	5
Bsmt Fin Qual	01	Unfinished	W/B openings	7
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1998	

Building Valuation Summary

			Area	
Dwelling	Masonry	2 story w/bsmt	2,988	684,370
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		18,550
Plumbing	4 F/B	1 H/B	8 Add'l fix.	1 Wh/p
Attic	Unfinished		Attic size: 1,440	Saunas
Additions				25,000
Other Features	WB Stks			18,298
				162,308
				38,750
Sub-Total				945,016
Grade	AA+	Factor 2.0000		1,890,032
CDU		C&D Factor 1.00		1,890,032
Depreciation		30 %		1,323,022
		Computed cost value @ 70%		926,115

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	MOFF Masonry open first f	42	2,866
L Living Area	MAUF Masonry upper full	42	3,756
L Living Area	AIR Air conditioning	42	128
L Living Area	BSMT Basement addition	42	774
L Living Area	MAFF Masonry first floor	42	4,984
L Living Area	AIR Air conditioning	42	128
L Living Area	BSMT Basement addition	304	5,602
L Living Area	MAFF Masonry first floor	304	36,077
L Living Area	AIR Air conditioning	304	924
P Porches, Patios, Decks	MOFF Masonry open first f	72	4,913
G Garages	MAL Attached masonry GT	976	43,727
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	MAFF Masonry first floor	432	51,267
L Living Area	AIR Air conditioning	432	1,313

Total additions 162,308

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	30	600	30.00	2017	C	18,000	50	9,000
Utility Shed									
Value at 70%	6,300		Value at 100%		9,000				

