

Property at 00026 DAVENTRY HILL

Prop ID 2040026

Printed 06-Feb-2024 10:17 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JOHNSON GEORGE & KENDALL
 Second name:
 Address: 26 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040026 Neigh.: Zone: R40 Vol: 710 Page: 480

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Jun-2017
Resident Land	.92	122,500				Sale price: 515,000
Resident Dwelling	1.00	355,350				Sale valid:
					Values	
Resident Excess	.24	1,280			Mkt value :	
					Cost value: 684,471	
Summary			Utilities		Sales ratios	
Total assessments		479,130	Water	Connecticut	Cost/sale :	1.3291
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		479,130	Gas	None	Assmt/sale:	.9303

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	.243	7,500	1,823			1,823	1,276
Residual		10,585						
1.163 acres				Total land value			176,823	123,776

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	471,580
Basement	Full		2,416	
Heating	Yes	A/C Yes		13,430
Plumbing	3 F/B	1 H/B 6 Add'l fix.	1 Wh/p	19,000
Attic	None	Attic size:	Saunas	
Additions				67,742
Other Features		WB Stks		6,750
Sub-Total				578,502
Grade	B+	Factor 1.3500		780,978
CDU		C&D Factor 1.00		780,978
Depreciation		35 %		507,636
Computed cost value @ 70%				355,345

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
G Garages	FRL Attached frame GT 65	782	35,035
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	DECK Wood deck	420	11,126
P Porches, Patios, Decks	DECK Wood deck	24	636

Total additions 67,742

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	3
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	60
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,744
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1983				

