

Property at 00034 DAVENTRY HILL

Prop ID 2040034

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Administrative Information

Owner name: LOGAN JOHN R & NANCY J
 Second name:
 Address: 34 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040034 Neigh.: Zone: R40 Vol: 491 Page: 39

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Feb-2004
Resident Land	.92	122,500				Sale price: 430,000
Resident Dwelling	1.00	297,870				Sale valid: Y
					Values	
Resident Excess	.66	3,470			Mkt value :	
					Cost value:	605,486
Summary			Utilities		Sales ratios	
Total assessments		423,840	Water	Connecticut	Cost/sale :	1.4081
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		423,840	Gas	None	Assmt/sale:	.9857

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	.660	7,500	4,950			4,950	3,465
Residual		28,750						
1.580 acres				Total land value			179,950	125,965

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch 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	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	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	456
Area Over Gar.	02	Fully Unfinished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,140
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,410	344,360
Basement	Full				
Heating	Yes	A/C Yes			9,860
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	9,500
Attic	None		Attic size:		
Additions					106,744
Other Features	Mason Trim	WB Stks			14,474
Sub-Total					484,938
Grade	B+	Factor 1.3500			654,666
CDU		C&D Factor 1.00			654,666
Depreciation		35 %			425,533
Computed cost value @ 70%					297,873

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	UATT Unfinished attic	672	11,764
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
L Living Area	AIR Air conditioning	224	681
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	AIR Air conditioning	96	292
L Living Area	OVER Frame Overhang	47	4,304
L Living Area	AIR Air conditioning	47	143
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	DECK Wood deck	510	13,510
Total additions			106,744

