

Property at 00035 DAVENTRY HILL

Prop ID 2040035

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Administrative Information

Owner name: VERSLAND MARK R AND
 Second name: HEIDI J
 Address: 35 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040035 Neigh.: Zone: R40 Vol: 296 Page: 156

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Jun-1994
Resident Land	.92	122,500				Sale price: 410,000
Resident Dwelling	1.00	428,720				Sale valid: Y
					Values	
Resident Excess	.30	1,580				Mkt value :
						Cost value: 789,714
Summary			Utilities		Sales ratios	
Total assessments		552,800	Water	Connecticut	Cost/sale :	1.9261
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		552,800	Gas	None	Assmt/sale:	1.3483

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	.300	7,500	2,250			2,250	1,575
Residual		13,068						
1.220 acres				Total land value			177,250	124,075

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
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	480
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	817
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Living area	4,353
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1983				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,761	412,910
Basement	Full				
Heating	Yes	A/C Yes			11,790
Plumbing	3 F/B	2 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		18,500
Additions					173,742
Other Features	Mason Trim	WB Stks	RR		32,872
Sub-Total					649,814
Grade	A-	Factor 1.4500			942,230
CDU		C&D Factor 1.00			942,230
Depreciation		35 %			612,450
Computed cost value @ 70%					428,715

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	14	1,282
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P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
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G Garages	FRL Attached frame GT 65	900	40,322
L Living Area	FRFF Frame first floor	627	71,780
L Living Area	BSMT Basement addition	627	11,554
L Living Area	AIR Air conditioning	627	1,906
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	BSMT Basement addition	176	3,243
L Living Area	AIR Air conditioning	176	535

Total additions 173,742

