

Property at 00044 DAVENTRY HILL

Prop ID 2040044

Printed 06-Feb-2026 8:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FISCHER JANET L
 Second name:
 Address: 44 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040044 Neigh.: Zone: R40 Vol: 809 Page: 783

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Nov-2025
Resident Land	.92	122,500				Sale price: 800,000
Resident Dwelling	1.00	370,550				Sale valid:
					Values	
Resident Excess	.27	1,420			Mkt value :	
					Cost value:	706,386
Summary			Utilities		Sales ratios	
Total assessments	494,470		Water	Connecticut	Cost/sale :	.8830
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	494,470		Gas	None	Assmt/sale:	.6181

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	.270	7,500	2,025		2,025	1,418
Residual	11,761						
1.190 acres		Total land value		177,025		123,918	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	04	Fully finished w	Dormer linear f	60
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	128
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,178
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1985	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,988
Basement	Full		308,110
Heating	Yes	A/C Yes	8,800
Plumbing	3 F/B	1 H/B	4 Add'l fix.
Attic	Fully finished w/WH	1 Wh/p	Saunas
Additions		Attic size: 1,988	18,000
Other Features	Mason Trim WB Stks		58,599
			194,086
Sub-Total			15,668
Grade	B+	Factor 1.3500	603,263
CDU		C&D Factor 1.00	814,405
Depreciation		35 %	814,405
		Computed cost value @ 70%	529,363
			370,554

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	UATT Unfinished attic	416	7,282
L Living Area	BSMT Basement addition	416	7,666
L Living Area	AIR Air conditioning	416	1,265
L Living Area	FRFF Frame first floor	240	27,475
P Porches, Patios, Decks	BPAT Brick/flagstone pati	247	5,633
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	BSMT Basement addition	48	885
L Living Area	AIR Air conditioning	48	146
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	BSMT Basement addition	60	1,106
L Living Area	AIR Air conditioning	60	182
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313
L Living Area	AIR Air conditioning	240	730

Total additions 194,086

