

Property at 00047 DAVENTRY HILL

Prop ID 2040047

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Administrative Information

Owner name: LINDSAY MARILYN TRUSTEE
 Second name:
 Address: 47 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040047 Neigh.: Zone: R40 Vol: 661 Page: 938

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jun-1993
Resident Land	.92	122,500			Sale price: 520,000
Resident Dwelling	1.00	398,340			Sale valid:
Resident Outbldg	1.00	980			

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jun-1993
Resident Excess	.47	2,470			Mkt value : Cost value: 748,986

Summary

Category	Amount	Exempt Cat	Amount	Sale date: 01-Jun-1993
Total assessments	524,290	Water	Connecticut	Cost/sale : 1.4404
Total exemptions		Sewer	Septic	Mkt/sale : 1.0083
Net assessment	524,290	Gas	None	Assmt/sale: 1.0083

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	.470	7,500	3,525		3,525	2,468
Residual	20,473						
1.390 acres		Total land value		178,525		124,968	

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	23	Attached 3 car	
Area Over Gar.	03	Partial	
Basement	04	Full with walk-o	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Building Valuation Summary

Category	Value	Area
Dwelling	Frame 1 1/2 story w/bsmt	2,334
Basement	Full with walk	
Heating	Yes A/C Yes	
Plumbing	3 F/B 1 H/B 5 Add'l fix. 1 Wh/p	
Attic	None Attic size:	
Additions		152,596
Other Features	WB Stks	6,750
Sub-Total		648,496
Grade	B+	
CDU	Factor 1.3500	875,470
Depreciation	C&D Factor 1.00	875,470
	35 %	569,056
	Computed cost value @ 70%	398,339

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	40,859
L Living Area	FRUH Frame upper half	912	46,636
L Living Area	AIR Air conditioning	450	1,368
P Porches, Patios, Decks	DECK Wood deck	416	11,020
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	BSMT Basement addition	130	2,396
L Living Area	AIR Air conditioning	130	395
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	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FEFF Frame enclosed first	218	20,789

Total additions 152,596

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2008	C	2,880	50	1,400
Utility Shed									
Value at 70%	980						Value at 100%		1,400

