

Property at 00050 DAVENTRY HILL

Prop ID 2040050

Printed 06-Sep-2024 2:33 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ROURKE BRYAN  
Second name:  
Address: 50 DAVENTRY HILL  
City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map:  
Lot: 2040050 Neigh.: Zone: R40 Vol: 796 Page: 630

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 272,550 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 23-Aug-2024  
Sale price: 785,000  
Sale valid:

## Values

| Resident Excess | .09 | 470     |
|-----------------|-----|---------|
| Mkt value :     |     |         |
| Cost value:     |     | 565,029 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 395,520 |
| Total exemptions  |         |
| Net assessment    | 395,520 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

|             |       |
|-------------|-------|
| Cost/sale : | .7198 |
| Mkt/sale :  |       |
| Assmt/sale: | .5038 |

## 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     | .090       | 7,500   | 675     |      |      | 675     | 473       |
| Residual     | 3,920  |            |         |         |      |      |         |           |

1.010 acres

Total land value

175,675

122,973

## Building Valuation Summary

|                |                |                | Area        |         |
|----------------|----------------|----------------|-------------|---------|
| Dwelling       | Frame          | 1 story w/bsmt | 2,569       | 384,570 |
| Basement       | Partial > half |                |             | -2,260  |
| Heating        | Yes            | A/C Yes        |             | 10,950  |
| Plumbing       | 3 F/B          | 1 H/B          | Add'l fix.  | Wh/p    |
| Attic          | None           |                | Attic size: | Saunas  |
| Additions      |                |                |             | 55,154  |
| Other Features |                | WB Stks        |             | 13,500  |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 475,414 |
| Grade        | B | Factor 1.2600             | 599,022 |
| CDU          |   | C&D Factor 1.00           | 599,022 |
| Depreciation |   | 35 %                      | 389,364 |
|              |   | Computed cost value @ 70% | 272,555 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 506  | 11,539 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 253  | 15,414 |
| L Living Area            | OVER Frame Overhang       | 6    | 550    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 28   | 1,706  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 15   | 914    |
| G Garages                | FR Attached frame LE 65   | 572  | 25,031 |

Total additions 55,154

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 01   | Ranch            |                         |
| Exterior Walls | 01   | Clapboards       |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 8           |
| Interior Walls | 02   | Drywall          | Garage cars 2           |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms 4              |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |
| Fuel           | 07   | Propane Gas      | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 40   | B                | Full Baths 3            |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |
| Area Over Gar. | 99   | None             | Half Baths 1            |
| Basement       | 03   | Partial > half   | Finish bsmt sz          |
| Bsmt Fin Qual  | 01   | Unfinished       | Addtn'l fixtures        |
| Air Condition  | 01   | Central Air      | Rec Room Size           |
| Interior Cond  | 05   | Good             | Living area 2,828       |
| Exterior Cond  | 05   | Good             | Whirlpools              |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 2            |
|                |      |                  | W/B openings 2          |
|                |      |                  | Actual Year Built: 1981 |

