

Property at 00058 DAVENTRY HILL

Prop ID 2040058

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Administrative Information

Owner name: LARSON KEITH A AND
Second name: SANDRA A
Address: 58 DAVENTRY HILL
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 2040058 Neigh.: Zone: R40 Vol: 462 Page: 1196

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	240,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-May-2003
Sale price: 420,000
Sale valid:

Values

Mkt value :
Cost value: 518,629

Summary

Total assessments	363,040
Total exemptions	
Net assessment	363,040

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2348
Mkt/sale :
Assmt/sale: .8644

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						

.920 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
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	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,742
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,075	278,940
Basement	Full			
Heating	Yes	A/C Yes		8,010
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				109,621
Other Features		WB Stks		13,500

Sub-Total			419,571
Grade	B	Factor 1.2600	528,659
CDU		C&D Factor 1.00	528,659
Depreciation		35 %	343,628
		Computed cost value @ 70%	240,540

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	OVER	43	4,391
L Living Area	OVER Frame Overhang	43	3,938
L Living Area	AIR Air conditioning	43	131
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P Porches, Patios, Decks	BPAT Brick/flagstone pati	616	14,047
P Porches, Patios, Decks	FOFF Frame open first flo	69	4,204
L Living Area	FRFF Frame first floor	506	57,927
L Living Area	AIR Air conditioning	506	1,538
G Garages	FR Attached frame LE 65	528	23,314

Total additions 109,621

