

Property at 00059 DAVENTRY HILL

Prop ID 2040059

Printed 06-Feb-2024 10:18 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RUGGIERO DOREEN TRUSTEE
 Second name:
 Address: 59 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040059 Neigh.: Zone: R40 Vol: 781 Page: 349

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Jul-1977
Resident Land	.92	122,500				Sale price: 28,000
Resident Dwelling	1.00	340,660				Sale valid:
						Values
						Mkt value :
						Cost value: 661,657
Summary			Utilities		Sales ratios	
Total assessments	463,160		Water	Connecticut	Cost/sale :	23.6306
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	463,160		Gas	None	Assmt/sale:	16.5414

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	98	Other		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	04	Mansard		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	8
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area 1,590	398,040
Basement	Full			
Heating	Yes	A/C Yes		10,850
Plumbing	2 F/B	2 H/B 8 Add'l fix.	1 Wh/p	18,500
Attic	None	Attic size:		
Additions				113,708
Other Features	WB Stks			13,500
Sub-Total				554,598
Grade	B+	Factor 1.3500		748,707
CDU		C&D Factor 1.00		748,707
Depreciation		35 %		486,660
Computed cost value @ 70%				340,662

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	364	43,197
L Living Area	BSMT Basement addition	364	6,708
L Living Area	AIR Air conditioning	364	1,107
G Garages	MA Attached masonry LE	624	27,705
P Porches, Patios, Decks	CPAT Concrete patio	380	3,239
P Porches, Patios, Decks	MOFF Masonry open first f	198	13,511
L Living Area	FRUF Frame upper full	198	16,579
L Living Area	AIR Air conditioning	198	602
P Porches, Patios, Decks	DECK Wood deck	40	1,060

Total additions 113,708

