

Property at 00071 DAVENTRY HILL

Prop ID 2040071

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Administrative Information

Owner name: CORBETT NATALIE & DAVID
 Second name:
 Address: 71 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 2040071 Neigh.: Zone: R40 Vol: 613 Page: 115

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Oct-2010
Resident Land	.92	122,500				Sale price: 535,000
Resident Dwelling	1.00	320,780				Sale valid:
Resident Outbldg	1.00	700				Values
					Mkt value :	
					Cost value:	634,257
Summary			Utilities		Sales ratios	
Total assessments	443,980		Water	Connecticut	Cost/sale :	1.1855
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	443,980		Gas	None	Assmt/sale:	.8299

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	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
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: 1981	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,248	272,690
Basement	Full			
Heating	Yes	A/C Yes		7,820
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				211,689
Other Features	Mason Trim	WB Stks		14,535
Sub-Total				522,234
Grade	B+	Factor 1.3500		705,016
CDU		C&D Factor 1.00		705,016
Depreciation		35 %		458,260
Computed cost value @ 70%				320,782

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	390	44,648
L Living Area	BSMT Basement addition	390	7,187
L Living Area	AIR Air conditioning	390	1,186
L Living Area	OVER Frame Overhang	52	4,762
L Living Area	FRFF Frame first floor	390	44,648
L Living Area	BSMT Basement addition	390	7,187
L Living Area	AIR Air conditioning	390	1,186
P Porches, Patios, Decks	FEFF Frame enclosed first	156	14,876
P Porches, Patios, Decks	DECK Wood deck	520	13,775
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	BSMT Basement addition	330	6,081
L Living Area	AIR Air conditioning	330	1,003
P Porches, Patios, Decks	UTIL Utility building	112	3,199

Total additions 211,689

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%		700					Value at 100%		1,000

