

Property at 00076 DAVENTRY HILL

Prop ID 2040076

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Administrative Information

Owner name: MORESI KRISTIN A
 Second name:
 Address: 76 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 2040076 Neigh.: Zone: R40 Vol: 818 Page: 759

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-May-2018
Resident Land	.92	122,500				Sale price: 375,000
Resident Dwelling	1.00	269,470				Sale valid:
						Values
						Mkt value :
						Cost value: 559,957
Summary			Utilities		Sales ratios	
Total assessments	391,970		Water	Connecticut	Cost/sale :	1.4932
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	391,970		Gas	None	Assmt/sale:	1.0453

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

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,346	331,860
Basement	Full						
Heating	Yes	A/C Yes					9,510
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							80,802
Other Features	Mason Trim	WB Stks					7,529
Sub-Total							438,701
Grade	B+		Factor 1.3500				592,246
CDU			C&D Factor 1.00				592,246
Depreciation			35 %				384,960
Computed cost value @ 70%							269,472

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	238	27,246
G Garages	FR Attached frame LE 65	590	25,733
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	AIR Air conditioning	238	724
L Living Area	AIR Air conditioning	150	456
L Living Area	AIR Air conditioning	46	140
Total additions			80,802

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
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	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

