

Property at 00077 DAVENTRY HILL

Prop ID 2040077

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Administrative Information

Owner name: UZOYKIN DENIS AND
Second name: LYUPAEVA NATALIA
Address: 77 DAVENTRY HILL
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2040077 Neigh.: Zone: R40 Vol: 795 Page: 778

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 30-Jul-2024	
Resident Land	.92 122,500			Sale price: 595,000	
Resident Dwelling	1.00 242,990			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	522,129
Summary		Utilities		Sales ratios	
Total assessments	365,490	Water	Connecticut	Cost/sale :	.8775
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	365,490	Gas	None	Assmt/sale:	.6143

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

Dwelling	Frame	2 story w/bsmt	Area	1,030	270,150
Basement	Full				
Heating	Yes	A/C Yes			7,770
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas 10,000
Attic	None		Attic size:		
Additions					126,682
Other Features		WB Stks			9,250
Sub-Total					423,852
Grade	B	Factor 1.2600			534,054
CDU		C&D Factor 1.00			534,054
Depreciation		35 %			347,135
Computed cost value @ 70%					242,995

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
P Porches, Patios, Decks	DECK Wood deck	448	11,868
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
G Garages	FR Attached frame LE 65	624	27,060
G Garages	FSF Full-story fin o/gar	312	20,899
Total additions			126,682

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	Garage cars	2
Floors	07	Hardwood/Carpet	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.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,998
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1977				

