

Property at 00082 DAVENTRY HILL

Prop ID 2040082

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Administrative Information

Owner name: BEAUDIN SARA HATFIELD &
 Second name: JASON JOHN
 Address: 82 DAVENTRY HILL
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 2040082 Neigh.: Zone: R40 Vol: 764 Page: 594

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jun-2004
Resident Land	.92	122,500				Sale price: 525,000
Resident Dwelling	1.00	266,490				Sale valid:
Resident Outbldg	1.00	2,520				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 559,371
Summary			Utilities		Sales ratios	
Total assessments	391,560		Water	Connecticut	Cost/sale :	1.0655
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	391,560		Gas	None	Assmt/sale:	.7458

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							
RES	12	.010	7,500	75			75	53
Residual		436						
.930 acres			Total land value				175,075	122,553

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	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,288	320,540
Basement	Full				
Heating	Yes	A/C Yes			9,190
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					88,363
Other Features		WB Stks			6,750
Sub-Total					433,843
Grade	B+	Factor 1.3500			585,688
CDU		C&D Factor 1.00			585,688
Depreciation		35 %			380,697
		Computed cost value @ 70%			266,488

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	37	3,389
L Living Area	AIR Air conditioning	37	112
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
P Porches, Patios, Decks	FOFF Frame open first flo	260	15,841
P Porches, Patios, Decks	DECK Wood deck	416	11,020
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	BSMT Basement addition	210	3,870
L Living Area	AIR Air conditioning	210	638
G Garages	FR Attached frame LE 65	576	25,187
Total additions			88,363

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2026	C	7,200	50	3,600
Utility Shed									
Value at 70%	2,520		Value at 100%				3,600		

