

Property at 00083 DAVENTRY HILL

Prop ID 2040083

Printed 06-Feb-2024 10:20 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KNISS KEVIN AND
Second name: MCGARRY SEAN
Address: 83 DAVENTRY HILL
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 2040083 Neigh.: Zone: R40 Vol: 700 Page: 666

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	292,580
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Aug-2016
Sale price: 505,000
Sale valid:

Values

Mkt value :
Cost value: 594,371

Summary

Total assessments	416,060
Total exemptions	
Net assessment	416,060

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1770
Mkt/sale :
Assmt/sale: .8239

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	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	
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	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,584	378,340
Basement	Full				
Heating	Yes	A/C Yes			10,820
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	Saunas	15,000
Attic	None	Attic size:			
Additions					56,155
Other Features		WB Stks			16,000
Sub-Total					476,315
Grade	B+	Factor 1.3500			643,025
CDU		C&D Factor 1.00			643,025
Depreciation		35 %			417,966
Computed cost value @ 70%					292,576

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	BSMT Basement addition	56	1,032
L Living Area	AIR Air conditioning	56	170
G Garages	FR Attached frame LE 65	588	25,655

Total additions 56,155

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2016	C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			
						1,400			

