

Property at 00088 DAVENTRY HILL

Prop ID 2040088

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Administrative Information

Owner name: MACK THOMAS V &
Second name: FERRO VALARIE
Address: 88 DAVENTRY HILL
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 2040088 Neigh.: Zone: R40 Vol: 421 Page: 995

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	273,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Jan-1993
Sale price: 320,000
Sale valid: Y

Values

Resident Excess	.06	320
Mkt value :		
Cost value:		565,500

Summary

Total assessments	395,850
Total exemptions	
Net assessment	395,850

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7672
Mkt/sale :
Assmt/sale: 1.2370

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	.060	7,500	450			450	315
Residual	2,614							

.980 acres Total land value 175,450 122,815

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,232	309,600
Basement	Full with walk					
Heating	Yes	A/C Yes				8,880
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						82,803
Other Features	WB Stks	RR		Bsmt Gar		34,213

Sub-Total						444,496
Grade	B+	Factor 1.3500				600,070
CDU		C&D Factor 1.00				600,070
Depreciation		35 %				390,046
		Computed cost value @ 70%				273,032

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	44	4,030
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L Living Area	AIR Air conditioning	44	134
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P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	BSMT Basement addition	432	7,961
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	DECK Wood deck	484	12,821

Total additions 82,803

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size 600
Grade	43	B+	Whirlpools Living area 2,984
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	04	Full with walk-o	W/B stacks 2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 3
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1975

