

Property at 00068 COVENTRY LANE

Prop ID 1950068

Printed 02-May-2015 2:22 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	OLIGINO ERIC J
Second name:	
Address:	68 COVENTRY LANE
City/state:	AVON CT Zip: 06001

Building Valuation Summary					
Dwelling	Frame	2 story w/bsmt	Area	1,080	204,250
Basement	Full				
Heating	Yes	A/C Yes			6,190
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 6,000
Attic	None		Attic size:		
Additions					69,100
Other Features	WB Stks		Unfin	3,500	14,550
Sub-Total					300,090
Grade	B-	Factor	1.1700		351,110
CDU		C&D Factor	1.00		351,110
Depreciation			35 %		228,220
Computed cost value @ 70%					159,750

Location Information					
Map: 030	Clerk map:				
Lot: 1950068	Neigh.:	Zone: R40	Vol: 660	Page: 311	
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-May-2013
Resident Land	.92	105,000			Sale price: 455,000
Resident Dwelling	1.00	159,750			Sale valid:
Resident Excess	.06	320			Values
Resident Outbldg	1.00	4,730			Mkt value :
					Cost value: 385,430
Summary		Utilities		Sales ratios	
Total assessments	269,800	Water	Avon	Cost/sale :	.8471
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	269,800	Gas	CNG	Assmt/sale:	.5930

Land Information							
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.060	7,500	450		450	320
Residual		2,614					
.980 acres				Total land value		150,450	105,320

Building additions				
Category	Type	Area	Value	
L Living Area	OVER Frame Overhang	45	2,900	
L Living Area	FRFF Frame first floor	98	7,900	
L Living Area	BSMT Basement addition	98	1,300	
P Porches, Patios, Decks	FEFF Frame enclosed first	228	15,300	
G Garages	FR Attached frame LE 65	576	18,400	
L Living Area	FRFF Frame first floor	10	800	
L Living Area	AIR Air conditioning	98	200	
L Living Area	AIR Air conditioning	55	100	
P Porches, Patios, Decks	BPAT Brick/flagstone pati	416	6,700	
P Porches, Patios, Decks	FOFF Frame open first flo	360	15,500	
Total additions				69,100

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	9	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	07	Hardwood/Carpeti	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addtn'l fixtures		Rec Room Size	540
Grade	37	B-	Whirlpools		Living area	2,341
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1982			

Outbuilding Information									
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	16	26	416	32.43	2002	C	13,491	50	6,750
Block Detach Garage									
Value at 70%			4,730	Value at 100%			6,750		

