

Property at 00038 KINGSBRIDGE

Prop ID 2950038

Printed 06-Feb-2024 3:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KINGSTON WILLIAM IV &
 Second name: KINGSTON JENNA
 Address: 38 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950038 Neigh.: Zone: R30 Vol: 777 Page: 418

Assessments

Assmt category	Qty	Amount
Resident Land	.81	115,500
Resident Dwelling	1.00	305,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jul-2022
 Sale price: 700,000
 Sale valid:

Values

Mkt value :
 Cost value: 601,914

Summary

Total assessments	421,340
Total exemptions	
Net assessment	421,340

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8599
 Mkt/sale :
 Assmt/sale: .6019

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.810	165,000	165,000			165,000	115,500
Primary Site		35,284						

.810 acres Total land value 165,000 115,500

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,260	315,070
Basement	Full with walk			
Heating	Yes	A/C Yes		9,030
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				89,599
Other Features	WB Stks	M Stks		9,750

Sub-Total		433,449
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	546,146
Depreciation	20 %	436,917
	Computed cost value @ 70%	305,842

Building additions

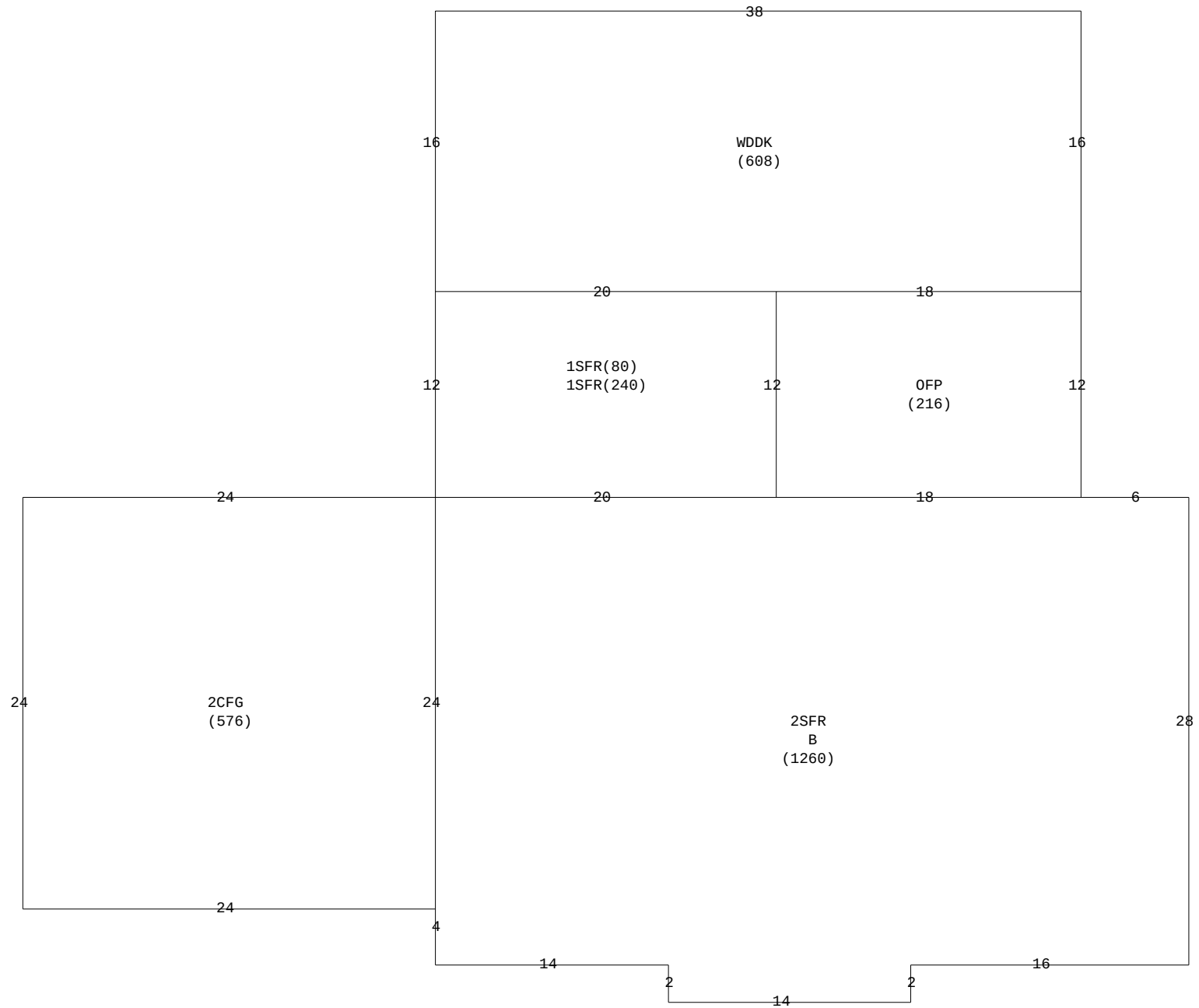
Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	608	16,106
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRUF Frame upper full	80	6,698
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	216	13,160
L Living Area	AIR Air conditioning	320	973

Total additions 89,599

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	06	Very Good	
Exterior Cond	06	Very Good	

Actual Year Built: 1979



NAME CHANGE FR MARILYN B MINNICH TO MARILYN B CARUSO V777 P417 7-21-22