

Property at 00065 OLD KINGS ROAD

Prop ID 3370065

Printed 07-Feb-2024 10:36 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WALSH MICHAEL
 Second name:
 Address: 65 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3370065 Neigh.: Zone: R40 Vol: 784 Page: 1161

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jun-2023
Resident Land	.92	140,000				Sale price: 985,000
Resident Dwelling	1.00	396,550				Sale valid:
					Values	
Resident Excess	.55	2,870				Mkt value : Cost value: 770,600
Summary			Utilities		Sales ratios	
Total assessments		539,420	Water	Connecticut	Cost/sale :	.7823
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		539,420	Gas	CNG	Assmt/sale:	.5476

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.546	7,500	4,095			4,095	2,867
Residual		23,784						
				1.466 acres	Total land value		204,095	142,867

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,673	395,730
Basement	Full with walk				
Heating	Yes	A/C Yes			11,310
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas 21,500
Attic	None		Attic size:		
Additions					117,742
Other Features		WB Stks			16,000
Sub-Total					562,282
Grade	A	Factor 1.5500			871,537
CDU		C&D Factor 1.00			871,537
Depreciation		35 %			566,499
Computed cost value @ 70%					396,549

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	498	13,192
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	864	57,874
L Living Area	AIR Air conditioning	864	2,627

Total additions 117,742

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,212
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1996				

