

Property at 00009 KNOLL LANE

Prop ID 6410009

Printed 08-Feb-2024 11:02 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PECK WILLIAM R & BARBARA
 Second name:
 Address: 9 KNOLL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 11 006
 Lot: 6410009 Neigh.: Zone: R30 Vol: 784 Page: 1108

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	375,900

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-2023
 Sale price: 700,000
 Sale valid:

Values

Mkt value :
 Cost value: 712,257

Summary

Total assessments	498,580
Total exemptions	
Net assessment	498,580

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0175
 Mkt/sale :
 Assmt/sale: .7123

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.035	7,500	263			263	184
Residual		1,525						

.725 acres

Total land value

175,263

122,684

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	07	Attic	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,007
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2011				

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,999
Basement	Full		400,570
Heating	Yes	A/C Yes	11,430
Plumbing	2 F/B	1 H/B 3 Add'l fix.	12,500
Attic	None	1 Wh/p	
Additions		Attic size:	40,470
Other Features		M Stks	3,000

Sub-Total		467,970
Grade	B+	
CDU	Factor 1.3500	631,760
Depreciation	C&D Factor 1.00	631,760
	15 %	536,996
	Computed cost value @ 70%	375,897

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	830	37,186
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284

Total additions 40,470

