

Property at 00040 AVONSIDE KNOLL

Prop ID 1210040

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Administrative Information

Owner name: NEVINS GEOFFREY C & KELLY J
 Second name:
 Address: 40 AVONSIDE KNOLL
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1210040 Neigh.: Zone: R30 Vol: 660 Page: 825

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-May-2013
Resident Land	.69	94,500				Sale price: 640,000
Resident Dwelling	1.00	352,430				Sale valid:
						Values
Resident Excess	1.61	8,450				Mkt value :
						Cost value: 650,543
Summary			Utilities		Sales ratios	
Total assessments		455,380	Water	Well		Cost/sale : 1.0165
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		455,380	Gas	None		Assmt/sale: .7115

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					
RES	12	1.610	7,500	12,075		12,075	8,453
Residual		70,132					
2.300 acres				Total land value		147,075	102,953

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	03	Partial > half	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	287,730
Basement	Partial > half				-2,260
Heating	Yes	A/C Yes			8,260
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					208,553
Other Features		WB Stks	RR		23,399
Sub-Total					534,182
Grade	A-	Factor 1.4500			774,564
CDU		C&D Factor 1.00			774,564
Depreciation		35 %			503,467
Computed cost value @ 70%					352,427

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	560	24,563
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	BSMT Basement addition	504	9,288
L Living Area	FRFF Frame first floor	504	57,698
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
L Living Area	FRFF Frame first floor	196	22,438
P Porches, Patios, Decks	DECK Wood deck	56	1,483
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	5,838
L Living Area	AIR Air conditioning	528	1,605
L Living Area	AIR Air conditioning	196	596
L Living Area	AIR Air conditioning	192	584
L Living Area	AIR Air conditioning	504	1,532

Total additions 208,553

