

Property at 00056 BREEZY KNOLL

Prop ID 1410056

Printed 23-Sep-2024 10:33 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KING EMILY &
Second name: DAVE NEIL
Address: 56 BREEZY KNOLL
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 1410056 Neigh.: Zone: RU2A Vol: 792 Page: 1174

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 02-May-2024	
Resident Land	2.00 140,000			Sale price: 898,000	
Resident Dwelling	1.00 541,220			Sale valid:	
				Values	
Resident Excess	.01 50			Mkt value :	
				Cost value: 973,243	
Summary		Utilities		Sales ratios	
Total assessments	681,270	Water Well		Cost/sale :	1.0838
Total exemptions		Sewer Public sewer		Mkt/sale :	
Net assessment	681,270	Gas None		Assmt/sale:	.7587

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000		200,000	140,000
Primary Site		87,120					
RES	12	.010	7,500	75		75	53
Residual		436					
		2.010 acres		Total land value		200,075	140,053

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	272
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	8
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Living area	6,202
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
		Actual Year Built: 1984		

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,511	559,380
Basement	Full		
Heating	Yes A/C Yes		15,920
Plumbing	5 F/B 2 H/B 8 Add'l fix. Wh/p	Saunas	31,000
Attic	None Attic size:		
Additions			168,374
Other Features	Mason Trim WB Stks RR		45,668
Sub-Total			820,342
Grade	A-	Factor 1.4500	1,189,496
CDU		C&D Factor 1.00	1,189,496
Depreciation		35 %	773,172
		Computed cost value @ 70%	541,220

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	78	2,066
G Garages	FSF Full-story fin o/gar	925	61,960
L Living Area	AIR Air conditioning	925	2,812
G Garages	FRL Attached frame GT 65	925	41,442
P Porches, Patios, Decks	DECK Wood deck	1,077	28,530
L Living Area	FRFF Frame first floor	255	29,193
L Living Area	AIR Air conditioning	255	775
P Porches, Patios, Decks	BPAT Brick/flagstone pati	70	1,596
		Total additions	168,374

Outbuilding Information

Description	Wid Len	Area	Rate	Year Cnd	RCN	Depr	Value
		Value at 70%	Value at 100%				

