

Property at 00005 KINGSBRIDGE

Prop ID 2950005

Printed 06-Feb-2024 3:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SOUNDARRAJAN ATCHAYAN &
 Second name: JEEVAGAN MANONMANI
 Address: 5 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 90 002
 Lot: 2950005 Neigh.: Zone: R30 Vol: 758 Page: 820

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	239,650
Resident Outbldg	1.00	2,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Oct-2016
 Sale price: 369,000
 Sale valid:

Values

Mkt value :
 Cost value: 513,429

Summary

Total assessments	359,400	
Total exemptions		
Net assessment	359,400	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 1.3914
 Mkt/sale :
 Assmt/sale: .9740

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site	40,075							
RES	12	.277	7,500	2,078			2,078	1,455
Residual	12,066							

1.197 acres

Total land value

167,078

116,955

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Living area	2,766
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,036	271,320
Basement	Full				
Heating	Yes	A/C Yes			7,800
Plumbing	2 F/B	2 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,000
Additions					99,096
Other Features		WB Stks	RR		26,799
Sub-Total					418,015
Grade	B	Factor 1.2600			526,699
CDU		C&D Factor 1.00			526,699
Depreciation		35 %			342,354
Computed cost value @ 70%					239,648

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	434	29,071
L Living Area	AIR Air conditioning	434	1,319
L Living Area	BSMT Basement addition	220	4,054
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	AIR Air conditioning	220	669
P Porches, Patios, Decks	DECK Wood deck	444	11,762
L Living Area	BSMT Basement addition	40	737
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122

Total additions 99,096

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	22	264	30.00	2022	C	7,920	50	4,000
Utility Shed									

