

Property at 00009 KINGSBRIDGE

Prop ID 2950009

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Administrative Information

Owner name: COOKE ROBERT E & KAREENA
 Second name:
 Address: 9 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950009 Neigh.: Zone: R30 Vol: 747 Page: 506

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Oct-2020
Resident Land	.92	115,500				Sale price: 458,500
Resident Dwelling	1.00	239,800				Sale valid:
Resident Outbldg	1.00	1,680				Values
						Mkt value :
Resident Excess	.34	1,790				Cost value: 512,529
Summary			Utilities		Sales ratios	
Total assessments		358,770	Water	Connecticut	Cost/sale :	1.1178
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		358,770	Gas	CNG	Assmt/sale:	.7825

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	.340	7,500	2,550			2,550	1,785
Residual		14,810						
1.260 acres				Total land value			167,550	117,285

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		950	254,530
Heating	Yes	A/C Yes		7,330
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				113,871
Other Features		WB Stks	RR	33,549
Sub-Total				418,280
Grade	B	Factor 1.2600		527,033
CDU		C&D Factor 1.00		527,033
Depreciation		35 %		342,571
Computed cost value @ 70%				239,800

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	220	25,186
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	220	669
L Living Area	AIR Air conditioning	308	936
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	38	116
L Living Area	AIR Air conditioning	32	97
P Porches, Patios, Decks	DECK Wood deck	140	3,709
P Porches, Patios, Decks	BPAT Brick/flagstone pati	548	12,497
Total additions			113,871

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2007	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680	Value at 100%			2,400		

