

Property at 00012 KINGSBRIDGE

Prop ID 2950012

Printed 06-Feb-2026 8:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHASE GREGORY JOSEPH &
 Second name: CHASE KATHERINE CAMMACK
 Address: 12 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950012 Neigh.: Zone: R30 Vol: 809 Page: 460

Assessments

Assmt category	Qty	Amount
Resident Land	.72	115,500
Resident Dwelling	1.00	211,950

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Nov-2025
 Sale price: 650,000
 Sale valid:

Values

Mkt value :
 Cost value: 467,786

Summary

Total assessments	327,450
Total exemptions	
Net assessment	327,450

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .7197
 Mkt/sale :
 Assmt/sale: .5038

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.720	165,000	165,000			165,000	115,500
Primary Site		31,363						

.720 acres Total land value 165,000 115,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	253,550
Basement	Full		945	
Heating	Yes	A/C Yes		7,300
Plumbing	2 F/B	2 H/B 1 Add'l fix.	Wh/p	12,500
Attic	None	Attic size:		
Additions				75,820
Other Features	WB Stks	RR		20,534

Sub-Total		369,704
Grade B	Factor 1.2600	465,827
CDU	C&D Factor 1.00	465,827
Depreciation	35 %	302,788
	Computed cost value @ 70%	211,952

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	FOFF Frame open first flo	126	7,677
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
L Living Area	OVER Frame Overhang	35	3,205
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	AIR Air conditioning	252	766
L Living Area	AIR Air conditioning	35	106

Total additions 75,820

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1979

