

Property at 00015 KINGSBRIDGE

Prop ID 2950015

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Administrative Information

Owner name: PATEL ARIVINDBHAI
Second name:
Address: 15 KINGSBRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2950015 Neigh.: Zone: R30 Vol: 795 Page: 754

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Jul-2024
Resident Land	.92	115,500			Sale price: 620,000
Resident Dwelling	1.00	226,040			Sale valid:
Resident Outbldg	1.00	700			Values
Resident Excess	.02	110			Mkt value :
					Cost value: 489,071

Summary

Total assessments	342,350	Water	Connecticut	Cost/sale :	.7888
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	342,350	Gas	CNG	Assmt/sale:	.5522

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	.020	7,500	150		150	105
Residual	871						

.940 acres Total land value 165,150 115,605

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size 600
Grade	40	B	Whirlpools Living area 2,540
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	03	Partial	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1979

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,103	284,410
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None	Attic size:		
Additions				74,156
Other Features	WB Stks	RR		26,713
Sub-Total				394,279
Grade	B	Factor 1.2600		496,792
CDU		C&D Factor 1.00		496,792
Depreciation		35 %		322,915
		Computed cost value @ 70%		226,041

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	BSMT Basement addition	28	516
P Porches, Patios, Decks	DECK Wood deck	96	2,543
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	FRUF Frame upper full	108	9,043
G Garages	FR Attached frame LE 65	558	24,484

Total additions 74,156

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00	2002	C	1,920	50	1,000
Utility Shed									
Value at 70%			700				Value at 100%		1,000

