

Property at 00018 KINGSBRIDGE

Prop ID 2950018

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Administrative Information

Owner name: HAZEL BRIAN & KATHERINE
Second name:
Address: 18 KINGSBRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2950018 Neigh.: Zone: R30 Vol: 621 Page: 740

Assessments

Assmt category	Qty	Amount
Resident Land	.90	115,500
Resident Dwelling	1.00	235,120

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 04-Mar-2011
Sale price: 400,000
Sale valid:

Values

Mkt value :
Cost value: 500,886

Summary

Total assessments	350,620
Total exemptions	
Net assessment	350,620

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2522
Mkt/sale :
Assmt/sale: .8766

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.900	165,000	165,000			165,000	115,500
Primary Site		39,204						

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

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	10
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	2,598
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,215	306,280
Basement	Full				
Heating	Yes	A/C Yes			8,790
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	9,000
Attic	None			Attic size:	
Additions					79,296
Other Features		WB Stks			6,750

Sub-Total			410,116
Grade	B	Factor 1.2600	516,746
CDU		C&D Factor 1.00	516,746
Depreciation		35 %	335,885
		Computed cost value @ 70%	235,120

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
L Living Area	FRFF Frame first floor	168	19,233
G Garages	FR Attached frame LE 65	572	25,031
P Porches, Patios, Decks	FEFF Frame enclosed first	218	20,789
L Living Area	AIR Air conditioning	168	511

Total additions 79,296

