

Property at 00030 KINGSBRIDGE

Prop ID 2950030

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Administrative Information

Owner name: LENIHAN THOMAS J AND
Second name: MARILYN M
Address: 30 KINGSBRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2950030 Neigh.: Zone: R30 Vol: 113 Page: 0450

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Aug-1979
Resident Land	.91	115,500	AAA	Veteran	1,000	Sale price: 112,205
Resident Dwelling	1.00	207,490	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	

Exemptions

Last sale

Values

Mkt value :
Cost value: 461,414

Summary

Total assessments	322,990	Water	Connecticut	Cost/sale : 4.1122
Total exemptions	11,500	Sewer	Septic	Mkt/sale :
Net assessment	311,490	Gas	CNG	Assmt/sale: 2.8786

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.910	165,000	165,000		165,000	115,500
Primary Site		39,640					

.910 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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	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 1,080	279,920
Basement	Full with walk			
Heating	Yes	A/C Yes		8,040
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 8,500
Attic	None		Attic size:	
Additions				56,218
Other Features		WB Stks		9,250

Sub-Total			361,928
Grade	B	Factor 1.2600	456,029
CDU		C&D Factor 1.00	456,029
Depreciation		35 %	296,419
		Computed cost value @ 70%	207,493

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	BSMT Basement addition	108	1,990
P Porches, Patios, Decks	DECK Wood deck	252	6,675
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	OVER Frame Overhang	40	3,663
G Garages	FR Attached frame LE 65	652	28,152
L Living Area	AIR Air conditioning	108	328

Total additions 56,218

