

Property at 00032 KINGSBRIDGE

Prop ID 2950032

Printed 27-Sep-2024 8:33 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SCHADLER-ALESSIO LISA M &
Second name: ALESSIO MICHAEL E
Address: 32 KINGSBRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2950032 Neigh.: Zone: R30 Vol: 399 Page: 366

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	276,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Jul-1999
Sale price: 329,000
Sale valid:

Values

Resident Excess		
.66	3,470	

Mkt value :
Cost value: 564,657

Summary

Total assessments	
395,260	
Total exemptions	
395,260	
Net assessment	

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.7163
Mkt/sale :
Assmt/sale: 1.2014

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	.660	7,500	4,950			4,950	3,465
Residual		28,750						

1.580 acres

Total land value

169,950

118,965

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	10
Interior Walls	02	Drywall	Bedrooms	5
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	1
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: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,260	315,070
Basement	Full				
Heating	Yes	A/C Yes			9,030
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		11,500
Additions					118,271
Other Features		WB Stks	RR		28,060

Sub-Total				481,931
Grade	B	Factor 1.2600		607,233
CDU		C&D Factor 1.00		607,233
Depreciation		35 %		394,701
		Computed cost value @ 70%		276,291

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	285	32,627
P Porches, Patios, Decks	BPAT Brick/flagstone pati	150	3,421
G Garages	FRL Attached frame GT 65	665	29,793
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	AIR Air conditioning	299	909
P Porches, Patios, Decks	DECK Wood deck	444	11,762
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706

Total additions 118,271

