

Property at 00034 KINGSBRIDGE

Prop ID 2950034

Printed 21-Mar-2024 1:30 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MERATI MAJID
Second name:
Address: 34 KINGSBRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2950034 Neigh.: Zone: R30 Vol: 567 Page: 635

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	205,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Oct-2003
Sale price: 340,000
Sale valid:

Values

Resident Excess		
.86	4,520	

Mkt value :
Cost value: 465,543

Summary

Total assessments	
325,880	
Total exemptions	
Net assessment	325,880

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.3692
Mkt/sale :
Assmt/sale: .9585

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	.860	7,500	6,450		6,450	4,515
Residual	37,462						

1.780 acres

Total land value

171,450

120,015

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
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	99	None	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	03	Fair	Living area	3,190
Exterior Cond	02	Poor	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,080	279,920
Heating	Yes	A/C Yes		8,040
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				156,851
Other Features		WB Stks		13,500

Sub-Total			
Grade	B	Factor 1.2600	466,811
CDU		C&D Factor 1.00	588,182
Depreciation		50 %	588,182
		Computed cost value @ 70%	294,091
			205,864

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	120	1,023
P Porches, Patios, Decks	BPAT Brick/flagstone pati	200	4,561
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	76	4,630
L Living Area	OVER Frame Overhang	12	1,099
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P Porches, Patios, Decks	FEFF Frame enclosed first	169	16,116
L Living Area	FRFF Frame first floor	390	44,648
L Living Area	BSMT Basement addition	390	7,187
P Porches, Patios, Decks	DECK Wood deck	24	636
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	576	48,228

Total additions 156,851

