

Property at 00039 KINGSBRIDGE

Prop ID 2950039

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Administrative Information

Owner name: BARTOLUCCI ALISON F AND
 Second name: WAYNE R
 Address: 39 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950039 Neigh.: Zone: R30 Vol: 674 Page: 053

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-May-2014
Resident Land	.92	115,500				Sale price: 398,000
Resident Dwelling	1.00	247,750				Sale valid:
					Values	
Resident Excess	.09	470				Mkt value :
					Cost value: 519,600	
Summary			Utilities		Sales ratios	
Total assessments		363,720	Water	Connecticut	Cost/sale :	1.3055
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		363,720	Gas	CNG	Assmt/sale:	.9139

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	.090	7,500	675			675	473
Residual		3,920						
1.010 acres			Total land value				165,675	115,973

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	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	Addn'l fixtures	3
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	988
Basement	Full		261,950
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B	3 Add'l fix.
Attic	None		Wh/p Saunas
Additions		Attic size:	10,000
Other Features		WB Stks	146,698
			13,500
Sub-Total			432,148
Grade	B	Factor 1.2600	544,506
CDU		C&D Factor 1.00	544,506
Depreciation		35 %	353,929
Computed cost value @ 70%			247,750

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	FRUF Frame upper full	550	46,052
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	DECK Wood deck	24	636
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	BSMT Basement addition	126	2,322
L Living Area	FRFF Frame first floor	11	1,259
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	BSMT Basement addition	330	6,081
L Living Area	OVER Frame Overhang	38	3,480
Total additions			146,698

