

Property at 00041 KINGSBRIDGE

Prop ID 2950041

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Administrative Information

Owner name: ANGUS STEVEN V AND
 Second name: THERESA M
 Address: 41 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950041 Neigh.: Zone: R30 Vol: 492 Page: 002

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	115,500			Sale date: 25-Feb-2004
Resident Dwelling	1.00	255,250			Sale price: 437,500
					Sale valid: Y

Values		
Resident Excess	1.73	9,080
		Mkt value :
		Cost value: 542,614

Summary

Summary		Utilities		Sales ratios	
Total assessments	379,830	Water	Connecticut	Cost/sale :	1.2403
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	379,830	Gas	CNG	Assmt/sale:	.8682

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	1.730	7,500	12,975		12,975	9,083
Residual		75,359					

2.650 acres Total land value 177,975 124,583

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Dormer linear f	
Attic	99	None	Masonry trim sf	
Grade	40	B	Finish bsmt sz	1,064
Garage	12	Basement 2 car	Addn'l fixtures	2
Area Over Gar.	01	Fully Finished	Whirlpools	2,280
Basement	04	Full with walk-o	Saunas	
Bsmt Fin Qual	04	Living Area w/o	# Living Units	
Air Condition	01	Central Air	M/F stacks	1
Interior Cond	05	Good	W/B stacks	2
Exterior Cond	05	Good	W/B openings	2
Actual Year Built: 1980				

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	2,252	342,850
Basement	Full with walk		
Heating	Yes A/C Yes		9,780
Plumbing	3 F/B H/B 2 Add'l fix. Wh/p		11,000
Attic	None Attic size:		
Additions			30,697
Other Features	WB Stks M Stks Bsmt Gar		50,910

Sub-Total		445,237
Grade B	Factor 1.2600	560,999
CDU	C&D Factor 1.00	560,999
Depreciation	35 %	364,649
	Computed cost value @ 70%	255,254

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	1,007	26,675
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	AIR Air conditioning	28	85

Total additions 30,697

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Prop ID 2950041 Card 01

Scale: 1" = 9.50 feet

