

Property at 00044 KINGSBRIDGE

Prop ID 2950044

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Administrative Information

Owner name: ALMEIDA STEVEN P & KALEY TTEES
 Second name:
 Address: 44 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950044 Neigh.: Zone: R30 Vol: 817 Page: 557

Assessments

Assmt category	Qty	Amount
Resident Land	.75	115,500
Resident Dwelling	1.00	218,550
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Aug-2019
 Sale price: 426,000
 Sale valid:

Values

Mkt value :
 Cost value: 478,414

Summary

Total assessments	334,890
Total exemptions	
Net assessment	334,890

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1230
 Mkt/sale :
 Assmt/sale: .7861

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.750	165,000	165,000			165,000	115,500
Primary Site		32,670						

.750 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		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	02	Rec Room w/o air		
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	1,176	298,670
Basement	Full with walk				
Heating	Yes	A/C Yes			8,570
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	9,000
Additions					35,764
Other Features		WB Stks	RR		29,213
Sub-Total					381,217
Grade	B		Factor 1.2600		480,333
CDU			C&D Factor 1.00		480,333
Depreciation			35 %		312,216
Computed cost value @ 70%					218,551

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	544	23,938
P Porches, Patios, Decks	DECK Wood deck	177	4,689
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	AIR Air conditioning	28	85

Total additions 35,764

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2013	C	2,400	50	1,200
Utility Shed									
Value at 70%					840	Value at 100%			
						1,200			

