

Property at 00045 KINGSBRIDGE

Prop ID 2950045

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Administrative Information

Owner name: KIMBALL ALEXANDER B &
 Second name: CAROLYN A
 Address: 45 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950045 Neigh.: Zone: R30 Vol: 579 Page: 531

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Aug-2008
Resident Land	.92	115,500				Sale price: 470,000
Resident Dwelling	1.00	259,280				Sale valid:
Resident Outbldg	1.00	1,260				Values
						Mkt value :
Resident Excess	1.35	7,090				Cost value: 547,329
Summary			Utilities		Sales ratios	
Total assessments	383,130		Water	Connecticut	Cost/sale :	1.1645
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	383,130		Gas	CNG	Assmt/sale:	.8152

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	1.350	7,500	10,125			10,125	7,088
Residual		58,806						
2.270 acres				Total land value			175,125	122,588

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
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	1,305	323,860
Basement	Full with walk				
Heating	Yes	A/C Yes			9,280
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					75,245
Other Features		WB Stks	RR		29,881
Sub-Total					452,266
Grade	B	Factor 1.2600			569,855
CDU		C&D Factor 1.00			569,855
Depreciation		35 %			370,406
		Computed cost value @ 70%			259,284

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	FRFF Frame first floor	290	33,199
L Living Area	BSMT Basement addition	290	5,344
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	UATT Unfinished attic	130	2,276
L Living Area	AIR Air conditioning	290	882
Total additions			75,245

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2004	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

