

Property at 00047 KINGSBRIDGE

Prop ID 2950047

Printed 06-Feb-2024 3:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PAVLAKIS JOHN
Second name:
Address: 47 KINGSBRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2950047 Neigh.: Zone: R30 Vol: 695 Page: 860

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 22-Mar-2016	
Resident Land	.78 115,500			Sale price: 368,000	
Resident Dwelling	1.00 242,580			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	511,543
Summary		Utilities		Sales ratios	
Total assessments	358,080	Water Connecticut		Cost/sale :	1.3901
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	358,080	Gas CNG		Assmt/sale:	.9730

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.780	165,000	165,000		165,000	115,500
Primary Site		33,977					
		.780 acres		Total land value		165,000	115,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	287,730
Basement	Full				
Heating	Yes	A/C Yes			8,260
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas	9,500
Attic	None	Attic size:			
Additions					101,635
Other Features		WB Stks			16,000
Sub-Total					423,125
Grade	B	Factor 1.2600			533,138
CDU		C&D Factor 1.00			533,138
Depreciation		35 %			346,540
Computed cost value @ 70%					242,578

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	590	15,629
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	BSMT Basement addition	396	7,297
L Living Area	FRFF Frame first floor	6	687
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	AIR Air conditioning	396	1,204

Total additions 101,635

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	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.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,642
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1979	

