

Property at 00053 KINGSBRIDGE

Prop ID 2950053

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

Administrative Information

Owner name: MARCEAU DAVID P & KELLY L
 Second name:
 Address: 53 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950053 Neigh.: Zone: R30 Vol: 707 Page: 842

Assessments

Assmt category	Qty	Amount
Resident Land	.76	115,500
Resident Dwelling	1.00	215,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Mar-2017
 Sale price: 389,000
 Sale valid:

Values

Mkt value :
 Cost value: 472,814

Summary

Total assessments	330,970
Total exemptions	
Net assessment	330,970

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2155
 Mkt/sale :
 Assmt/sale: .8508

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	165,000	165,000			165,000	115,500
Primary Site		33,106						

.760 acres Total land value 165,000 115,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	279,920
Basement	Full		1,080	
Heating	Yes	A/C Yes		8,040
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				52,865
Other Features	Mason Trim WB Stks	RR		26,509

Sub-Total		375,834
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	473,551
Depreciation	35 %	307,808
	Computed cost value @ 70%	215,466

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	276	7,311
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	84	1,548
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	40	122

Total additions 52,865

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
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	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	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: 1979

