

Property at 00056 KINGSBRIDGE

Prop ID 2950056

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Administrative Information

Owner name: HARRIS JEFFREY W
 Second name:
 Address: 56 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950056 Neigh.: Zone: R30 Vol: 630 Page: 1147

Assessments

Assmt category	Qty	Amount
Resident Land	.74	115,500
Resident Dwelling	1.00	248,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Oct-2011
 Sale price: 430,000
 Sale valid:

Values

Mkt value :
 Cost value: 520,400

Summary

Total assessments	364,280
Total exemptions	
Net assessment	364,280

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2102
 Mkt/sale :
 Assmt/sale: .8472

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.740	165,000	165,000			165,000	115,500
Primary Site		32,234						

.740 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	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	300
Garage	22	Attached 2 car	Saunas	2,929
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	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,305	323,860
Heating	Yes	A/C Yes		9,280
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				78,030
Other Features	WB Stks	RR		14,268

Sub-Total		433,938
Grade B	Factor 1.2600	546,762
CDU	C&D Factor 1.00	546,762
Depreciation	35 %	355,395
	Computed cost value @ 70%	248,777

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	319	36,519
L Living Area	BSMT Basement addition	319	5,879
P Porches, Patios, Decks	DECK Wood deck	392	10,384
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	AIR Air conditioning	319	970

Total additions 78,030

