

Property at 00059 KINGSBRIDGE

Prop ID 2950059

Printed 06-Feb-2024 3:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LUBY MARNI C
Second name:
Address: 59 KINGSBRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2950059 Neigh.: Zone: R30 Vol: 659 Page: 360

Assessments

Assmt category	Qty	Amount
Resident Land	.76	115,500
Resident Dwelling	1.00	200,460
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 30-Nov-2001
Sale price: 286,000
Sale valid:

Values

Mkt value :
Cost value: 453,171

Summary

Total assessments	317,220
Total exemptions	
Net assessment	317,220

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.5845
Mkt/sale :
Assmt/sale: 1.1092

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,920	299,160
Basement	Full with walk			
Heating	Yes	A/C Yes		8,540
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				19,444
Other Features	WB Stks	RR	Bsmt Gar	40,921

Sub-Total			376,565
Grade	B-	Factor 1.1700	440,581
CDU		C&D Factor 1.00	440,581
Depreciation		35 %	286,378
		Computed cost value @ 70%	200,465

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	320	8,477
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967

Total additions 19,444

Outbuilding Information

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

