

Property at 00070 KINGSBRIDGE

Prop ID 2950070

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

## Administrative Information

Owner name: SINDER DAVID J AND

Second name: LAURIE L

Address: 70 KINGSBRIDGE

City/state: AVON CT Zip: 06001

## -Location Information-

Map: 024

Clerk map:

Lot: 2950070

Neigh.:

Zone: R30

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## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .70  | 115,500 |
| Resident Dwelling | 1.00 | 249,990 |
| Resident Outbldg  | 1.00 | 1,470   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

-Last sale-

```
Sale date: 18-Apr-1984
Sale price:    168,000
Sale valid:
```

—Values—

|             |         |
|-------------|---------|
| Mkt value : |         |
| Cost value: | 524,229 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 366,960 |
| Total exemptions  |         |
| Net assessment    | 366,960 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | CNG         |

- Sales ratios:

|             |        |
|-------------|--------|
| Cost/sale : | 3.1204 |
| Mkt/sale :  |        |
| Assmt/sale: | 2.1843 |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .700       | 165,000 | 165,000 |           | 165,000 | 115,500   |
| Primary Site |     | 30,492     |         |         |           |         |           |

|            |                  |         |         |
|------------|------------------|---------|---------|
| .700 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 | Garage cars     |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 | Unfinished area |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 | Dormer linear f |
| Heating System | 01   | Hot Water        | Full Baths              | 2 | Masonry trim sf |
| Fuel           | 02   | Natural Gas      | Half Baths              | 1 | Finish bsmt sz  |
| Attic          | 99   | None             | Addn'l fixtures         | 2 | Rec Room Size   |
| Grade          | 40   | B                | Whirlpools              |   | Living area     |
| Garage         | 22   | Attached 2 car   | Saunas                  |   | # Living Units  |
| Area Over Gar. | 99   | None             | M/F stacks              |   |                 |
| Basement       | 01   | Full             | W/B stacks              | 2 |                 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 2 |                 |
| 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    |                |              |      | 1,092  | 282,260 |
| Heating        | Yes     | A/C Yes        |              |      |        | 8,110   |
| Plumbing       | 2 F/B   | 1 H/B          | 2 Add'l fix. | Wh/p | Saunas | 9,500   |
| Attic          | None    | Attic size:    |              |      |        |         |
| Additions      |         |                |              |      |        | 122,684 |
| Other Features | WB Stks |                |              |      |        | 13,500  |

|              |            |                           |         |
|--------------|------------|---------------------------|---------|
| Sub-Total    |            |                           | 436,054 |
| Grade B      | Factor     | 1.2600                    | 549,428 |
| CDU          | C&D Factor | 1.00                      | 549,428 |
| Depreciation |            | 35 %                      | 357,128 |
|              |            | Computed cost value @ 70% | 249,990 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 48   | 5,495  |
| L Living Area            | FRFF Frame first floor    | 320  | 36,634 |
| L Living Area            | FRUF Frame upper full     | 320  | 26,794 |
| L Living Area            | BSMT Basement addition    | 320  | 5,897  |
| L Living Area            | OVER Frame Overhang       | 16   | 1,465  |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 21   | 1,279  |
| P Porches, Patios, Decks | DECK Wood deck            | 336  | 8,901  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 240  | 14,622 |

|                 |         |
|-----------------|---------|
| Total additions | 122,684 |
|-----------------|---------|

## Outbuilding Information

| Description  | Wid | Len   | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-------|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 14    | 140  | 30.00 | 2009 | C   | 4,200         | 50   | 2,100 |
| Utility Shed |     |       |      |       |      |     |               |      |       |
| Value at 70% |     | 1,470 |      |       |      |     | Value at 100% |      | 2,100 |

