

Property at 00071 KINGSBRIDGE

Prop ID 2950071

Printed 21-May-2026 9:09 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GRANT JAMES
 Second name:
 Address: 71 KINGSBRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2950071 Neigh.: Zone: R30 Vol: 733 Page: 608

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Oct-2019
Resident Land	.92	115,500	APA	Veteran	362,470	Sale price: 394,000
Resident Dwelling	1.00	246,290				Sale valid:
					Values	
Resident Excess	.13	680			Mkt value :	
					Cost value:	517,814
Summary			Utilities		Sales ratios	
Total assessments		362,470	Water	Connecticut	Cost/sale :	1.3142
Total exemptions		362,470	Sewer	Septic	Mkt/sale :	
Net assessment			Gas	CNG	Assmt/sale:	.9200

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.130	7,500	975			975	683
Residual		5,663						
1.050 acres				Total land value			165,975	116,183

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	9
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	Addn'l fixtures	1
Grade	40	B	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,232	309,600
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas
Attic	None	Attic size:		11,500
Additions				89,992
Other Features	WB Stks		Bsmt Gar	18,500
Sub-Total				429,592
Grade	B	Factor 1.2600		541,286
CDU		C&D Factor 1.00		541,286
Depreciation		35 %		351,836
Computed cost value @ 70%				246,285

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	315	36,062
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
P Porches, Patios, Decks	DECK Wood deck	350	9,272
Total additions			89,992

