

Property at 00035 KNOLLWOOD LANE

Prop ID 2970035

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Administrative Information

Owner name: HESS GERALD L AND
Second name: BARBARA C
Address: 35 KNOLLWOOD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 2970035 Neigh.: Zone: RU2A Vol: 184 Page: 795

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jan-1987
Resident Land	2.00	122,500				Sale price: 350,000
Resident Dwelling	1.00	249,180				Sale valid:
					Values	
Resident Excess	1.03	5,410				Mkt value :
						Cost value: 538,700
Summary			Utilities		Sales ratios	
Total assessments		377,090	Water	Well		Cost/sale : 1.5391
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		377,090	Gas	None		Assmt/sale: 1.0774

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	1.030	7,500	7,725			7,725	5,408
Residual		44,867						
3.030 acres				Total land value		182,725	127,908	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,506
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1977	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,120
Basement	Full		287,730
Heating	Yes	A/C Yes	8,260
Plumbing	2 F/B	1 H/B 1 Add'l fix.	9,000
Attic	None	Wh/p Saunas	
		Attic size:	
Additions			87,179
Other Features	WB Stks		13,500
Sub-Total			405,669
Grade	B+	Factor 1.3500	547,653
CDU		C&D Factor 1.00	547,653
Depreciation		35 %	355,974
Computed cost value @ 70%			249,182

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	417	11,046
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	BSMT Basement addition	266	4,902
L Living Area	AIR Air conditioning	266	809
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FRL Attached frame GT 65	816	36,558

Total additions 87,179

