

Property at 00045 KNOLLWOOD LANE

Prop ID 2970045

Printed 06-Feb-2024 3:39 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EASTON COLLIN S AND
 Second name: JACQUELINE E
 Address: 45 KNOLLWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 2970045 Neigh.: Zone: RU2A Vol: 693 Page: 767

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	238,710

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-2015
 Sale price: 330,000
 Sale valid:

Values

Mkt value :
 Cost value: 518,414

Summary

Total assessments	362,890
Total exemptions	
Net assessment	362,890

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5710
 Mkt/sale :
 Assmt/sale: 1.0997

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	.320	7,500	2,400		2,400	1,680
Residual		13,939					

2.320 acres

Total land value

177,400

124,180

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	336,710
Basement	Full		1,624	
Heating	Yes	A/C Yes		9,620
Plumbing	2 F/B	2 H/B 2 Add'l fix.	Wh/p	13,000
Attic	None	Attic size:		
Additions				82,586
Other Features			Bsmt Gar	6,500

Sub-Total		448,416
Grade	B-	Factor 1.1700
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		238,715

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	1,311	34,728
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRUF Frame upper full	18	1,507
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRUF Frame upper full	18	1,507
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	AIR Air conditioning	72	219

Total additions 82,586

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	13	Basement 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Half bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,788
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	
			W/B openings	
			Actual Year Built: 1983	

