

Property at 00048 KNOLLWOOD LANE

Prop ID 2970048

Printed 20-Feb-2026 1:05 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: HALPRIN DAVID J TTE &  
 Second name: GRIESBACH-HALPRIN SARA H TT  
 Address: 48 KNOLLWOOD LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 020 Clerk map:  
 Lot: 2970048 Neigh.: Zone: RU2A Vol: 811 Page: 1267

| Assessments       |      |         | Exemptions |        | Last sale           |                        |
|-------------------|------|---------|------------|--------|---------------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat    | Amount              | Sale date: 07-Jul-2020 |
| Resident Land     | 2.00 | 122,500 |            |        |                     | Sale price: 318,750    |
| Resident Dwelling | 1.00 | 225,390 |            |        |                     | Sale valid: 14         |
|                   |      |         |            |        | Values              |                        |
| Resident Excess   | 1.01 | 5,300   |            |        |                     | Mkt value :            |
|                   |      |         |            |        | Cost value: 504,557 |                        |
| Summary           |      |         | Utilities  |        | Sales ratios        |                        |
| Total assessments |      | 353,190 | Water      | Well   | Cost/sale :         | 1.5829                 |
| Total exemptions  |      |         | Sewer      | Septic | Mkt/sale :          |                        |
| Net assessment    |      | 353,190 | Gas        | None   | Assmt/sale:         | 1.1080                 |

## 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  | 1.009      | 7,500   | 7,568            |      |      | 7,568   | 5,298     |
| Residual     |     | 43,952     |         |                  |      |      |         |           |
| 3.009 acres  |     |            |         | Total land value |      |      | 182,568 | 127,798   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 3 |
| Fuel           | 07   | Propane Gas      | Half Baths              |   |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 12   | Basement 2 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            | 2 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1977 |   |

## Building Valuation Summary

|                           |         |                 |          |        |         |
|---------------------------|---------|-----------------|----------|--------|---------|
| Dwelling                  | Frame   | 1 story w/bsmt  | Area     | 2,072  | 319,160 |
| Basement                  | Full    |                 |          |        |         |
| Heating                   | Yes     | A/C Yes         |          |        | 9,110   |
| Plumbing                  | 3 F/B   | H/B Add'l fix.  | Wh/p     | Saunas | 10,000  |
| Attic                     | None    | Attic size:     |          |        |         |
| Additions                 |         |                 |          |        | 21,828  |
| Other Features            | WB Stks | RR              | Bsmt Gar |        | 33,046  |
| Sub-Total                 |         |                 |          |        | 393,144 |
| Grade                     | B       | Factor 1.2600   |          |        | 495,361 |
| CDU                       |         | C&D Factor 1.00 |          |        | 495,361 |
| Depreciation              |         | 35 %            |          |        | 321,985 |
| Computed cost value @ 70% |         |                 |          |        | 225,390 |

## Building additions

| Category                 | Type           | Area | Value  |
|--------------------------|----------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck | 824  | 21,828 |
| Total additions          |                |      | 21,828 |

