

Property at 00055 KNOLLWOOD LANE

Prop ID 2970055

Printed 06-Feb-2024 3:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARLSON HEATHER M
Second name:
Address: 55 KNOLLWOOD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 2970055 Neigh.: Zone: RU2A Vol: 663 Page: 514

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 27-Jun-2013	
Resident Land	2.00 122,500			Sale price: 440,000	
Resident Dwelling	1.00 200,190			Sale valid:	
				Values	
Resident Excess	.64 3,360			Mkt value :	
				Cost value: 465,786	
Summary		Utilities		Sales ratios	
Total assessments	326,050	Water Well		Cost/sale : 1.0586	
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	326,050	Gas None		Assmt/sale: .7410	

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	.640	7,500	4,800		4,800	3,360
Residual		27,878					
		2.640 acres		Total land value		179,800	125,860

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	40	B	Whirlpools	2,142
Garage	22	Attached 2 car	Saunas	
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

		Area	
Dwelling	Frame 2 story w/bsmt	952	254,920
Basement	Full		
Heating	Yes A/C Yes		7,340
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p	Saunas	8,500
Attic	None Attic size:		
Additions			64,920
Other Features	WB Stks		13,500
Sub-Total			349,180
Grade	B Factor 1.2600		439,967
CDU	C&D Factor 1.00		439,967
Depreciation	35 %		285,979
Computed cost value @ 70%			200,185

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	BSMT Basement addition	238	4,386
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	AIR Air conditioning	238	724
G Garages	FR Attached frame LE 65	484	21,597
Total additions			64,920

