

Property at 00064 KNOLLWOOD LANE

Prop ID 2970064

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

Administrative Information

Owner name: REEDER CHRISTOPHER & KIMBERLY
Second name:
Address: 64 KNOLLWOOD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 2970064 Neigh.: Zone: RU2A Vol: 724 Page: 658

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	193,110

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Nov-2018
Sale price: 275,000
Sale valid:

Values

Resident Excess	.02	110	
Mkt value :			
Cost value:		451,029	

Summary

Total assessments	315,720
Total exemptions	
Net assessment	315,720

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6401
Mkt/sale :
Assmt/sale: 1.1481

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	.020	7,500	150			150	105
Residual		871						

2.020 acres

Total land value

175,150

122,605

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			912	247,110
Basement	Full					
Heating	Yes	A/C	Yes			7,120
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						66,852
Other Features		WB Stks				6,750

Sub-Total			336,832
Grade	B	Factor 1.2600	424,408
CDU		C&D Factor 1.00	424,408
Depreciation		35 %	275,865
		Computed cost value @ 70%	193,106

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
G Garages	FR Attached frame LE 65	576	25,187

Total additions 66,852

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	07	Propane Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	40	B	Whirlpools Living area 2,104
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1978

