

Property at 00075 KNOLLWOOD LANE

Prop ID 2970075

Printed 27-Feb-2024 8:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SAGON ANDREW E AND
 Second name: GOODMAN MICHELLE
 Address: 75 KNOLLWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 2970075 Neigh.: Zone: RU2A Vol: 791 Page: 30

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 05-Feb-2024	
Resident Land	2.00 122,500			Sale price: 1,000,000	
Resident Dwelling	1.00 386,970			Sale valid:	
				Values	
Resident Excess	1.57 8,240			Mkt value :	
				Cost value: 739,586	
Summary		Utilities		Sales ratios	
Total assessments	517,710	Water Well		Cost/sale :	.7396
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	517,710	Gas None		Assmt/sale:	.5177

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	1.570	7,500	11,775		11,775	8,243
Residual		68,389					
		3.570 acres		Total land value		186,775	130,743

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,366	335,770
Basement	Full with walk				
Heating	Yes	A/C Yes			9,620
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas 20,500
Attic	None		Attic size:		
Additions					148,502
Other Features		WB Stks	RR		34,311
Sub-Total					548,703
Grade	A	Factor 1.5500			850,490
CDU		C&D Factor 1.00			850,490
Depreciation		35 %			552,819
Computed cost value @ 70%					386,973

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	420	28,133
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	DECK Wood deck	715	18,940
P Porches, Patios, Decks	DECK Wood deck	90	2,384
L Living Area	BSMT Basement addition	419	7,721
L Living Area	FRFF Frame first floor	419	47,968
L Living Area	AIR Air conditioning	419	1,274
L Living Area	FRUF Frame upper full	180	15,071
L Living Area	AIR Air conditioning	180	547

Total additions 148,502

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Living area	3,751
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1980				

