

Property at 00085 KNOLLWOOD LANE

Prop ID 2970085

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Administrative Information

Owner name: LAWRENCE MARGERY L
 Second name:
 Address: 85 KNOLLWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 2970085 Neigh.: Zone: RU2A Vol: 323 Page: 618

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Mar-1988
Resident Land	2.00	122,500				Sale price: 375,000
Resident Outbldg	1.00	2,030				Sale valid:
Resident Dwelling	1.00	217,720				Values
						Mkt value :
Resident Excess	2.27	11,920				Cost value: 505,957
Summary			Utilities		Sales ratios	
Total assessments		354,170	Water	Well	Cost/sale :	1.3492
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		354,170	Gas	None	Assmt/sale:	.9445

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	2.270	7,500	17,025			17,025	11,918
Residual		98,881						
		4.270 acres		Total land value			192,025	134,418

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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: 1979	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	870
Basement	Full		208,320
Heating	Yes	A/C Yes	6,000
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas 9,000
Attic	None	Attic size:	
Additions			124,386
Other Features	WB Stks		6,750
Sub-Total			354,456
Grade	B+	Factor 1.3500	478,516
CDU		C&D Factor 1.00	478,516
Depreciation		35 %	311,035
Computed cost value @ 70%			217,725

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	29	2,656
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	BSMT Basement addition	432	7,961
G Garages	FR Attached frame LE 65	546	24,016
Total additions			124,386

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2013	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030	Value at 100%		2,900				

