

Property at 00086 KNOLLWOOD LANE

Prop ID 2970086

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Administrative Information

Owner name: KOSOFSKY KRISTEN C
 Second name:
 Address: 86 KNOLLWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 2970086 Neigh.: Zone: RU2A Vol: 801 Page: 318

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	2.00	122,500				Sale date: 01-Dec-1993
Resident Dwelling	1.00	345,590				Sale price: 270,000
						Sale valid:
						Values
Resident Excess	2.13	11,180				Mkt value :
						Cost value: 684,671
Summary			Utilities		Sales ratios	
Total assessments		479,270	Water	Well		Cost/sale : 2.5358
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		479,270	Gas	None		Assmt/sale: 1.7751

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	2.130	7,500	15,975			15,975	11,183
Residual		92,783						
4.130 acres				Total land value			190,975	133,683

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,476	357,250
Basement	Full						
Heating	Yes	A/C Yes					10,220
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	1 Saunas		20,500
Attic	None			Attic size:			
Additions							171,653
Other Features		M Stks					3,000
Sub-Total							562,623
Grade	B+		Factor 1.3500				759,541
CDU			C&D Factor 1.00				759,541
Depreciation			35 %				493,702
Computed cost value @ 70%							345,591

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	246	6,517
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRFF Frame first floor	720	82,426
L Living Area	AIR Air conditioning	720	2,189
L Living Area	FRUF Frame upper full	480	40,190
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	DECK Wood deck	552	14,622
Total additions			171,653

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,152
			Saunas	1
			# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 1980				

