

Property at 00006 OLD KINGS ROAD

Prop ID 3370006

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Administrative Information

Owner name: PARIANO MICHAEL AND
 Second name: ALEXIS G
 Address: 6 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3370006 Neigh.: Zone: R40 Vol: 371 Page: 93

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Jun-1999	
Resident Land	.92	91,880			Sale price: 595,000	
Resident Dwelling	1.00	426,450			Sale valid: Y	
Resident Outbldg	2.00	20,090				
					Values	
Resident Excess	.80	4,200			Mkt value :	
					Cost value: 775,171	
Summary			Utilities		Sales ratios	
Total assessments		542,620	Water	Connecticut	Cost/sale : 1.3028	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		542,620	Gas	None	Assmt/sale: .9120	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000	.25	131,250	91,875
Primary Site		40,075					
RES	12	.800	7,500	6,000		6,000	4,200
Residual		34,848					
				1.720 acres	Total land value	137,250	96,075

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	46
Grade	43	B+	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,186
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Living area	4,356
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	522,500
Basement	Full with walk		2,715	
Heating	Yes	A/C Yes		14,860
Plumbing	5 F/B	1 H/B	5 Add'l fix.	2 Wh/p
Attic	None		Saunas	31,000
Attic size:				
Additions				82,672
Other Features	WB Stks	RR		43,222
Sub-Total				694,254
Grade	B+	Factor 1.3500		937,243
CDU		C&D Factor 1.00		937,243
Depreciation		35 %		609,208
Computed cost value @ 70%				426,446

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
G Garages	FRL Attached frame GT 65	693	31,048
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	AIR Air conditioning	264	803
Total additions			82,672

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	35	490	110.5	1995	C	54,170	50	27,100
RS1 Frame Utility Shed	7	15	105	30.00	2002	C	3,150	50	1,600
Value at 70%		20,090	Value at 100%		28,700				

