

Property at 00010 OLD KINGS ROAD

Prop ID 3370010

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## Administrative Information

Owner name: SHAMES BRIAN D AND  
 Second name: DECKERS ELIZABETH A  
 Address: 10 OLD KINGS ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 3370010 Neigh.: Zone: R40 Vol: 638 Page: 417

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 20-Mar-2012 |
| Resident Land     | .92  | 91,880  |            |              |              | Sale price: 650,000    |
| Resident Dwelling | 1.00 | 395,130 |            |              |              | Sale valid:            |
|                   |      |         |            |              | Values       |                        |
| Resident Excess   | .64  | 3,360   |            |              | Mkt value :  |                        |
|                   |      |         |            |              | Cost value:  | 700,529                |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 490,370 | Water      | Well         | Cost/sale :  | 1.0777                 |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 490,370 | Gas        | None         | Assmt/sale:  | .7544                  |

## 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  | .640       | 7,500   | 4,800            |      |      | 4,800   | 3,360     |
| Residual     |     | 27,878     |         |                  |      |      |         |           |
| 1.560 acres  |     |            |         | Total land value |      |      | 136,050 | 95,235    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 01   | Clapboards       |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 02   | Hip              |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 03   | Partially finish | Dormer linear f         |       |
| Grade          | 43   | B+               | Full Baths              | 3     |
| Garage         | 23   | Attached 3 car   | Half Baths              | 1     |
| Area Over Gar. | 01   | Fully Finished   | Masonry trim sf         | 1,280 |
| 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             | Living area             | 4,579 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1987 |       |

## Building Valuation Summary

|                           |                    |                 |               |                    |
|---------------------------|--------------------|-----------------|---------------|--------------------|
| Dwelling                  | Frame              | 2 story w/bsmt  | Area<br>1,392 | 340,850            |
| Basement                  | Full               |                 |               |                    |
| Heating                   | Yes                | A/C Yes         |               | 9,760              |
| Plumbing                  | 3 F/B              | 1 H/B           | 4 Add'l fix.  | Wh/p Saunas 15,500 |
| Attic                     | Partially finished | Attic size: 169 |               | 8,494              |
| Additions                 |                    |                 |               | 233,483            |
| Other Features            | Mason Trim         | WB Stks         |               | 35,182             |
| Sub-Total                 |                    |                 |               | 643,269            |
| Grade                     | B+                 | Factor 1.3500   |               | 868,413            |
| CDU                       |                    | C&D Factor 1.00 |               | 868,413            |
| Depreciation              |                    | 35 %            |               | 564,468            |
| Computed cost value @ 70% |                    |                 |               | 395,128            |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 320  | 36,634 |
| L Living Area            | AIR Air conditioning      | 320  | 973    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 360  | 8,209  |
| L Living Area            | FRFF Frame first floor    | 432  | 49,456 |
| L Living Area            | AIR Air conditioning      | 432  | 1,313  |
| L Living Area            | BSMT Basement addition    | 432  | 7,961  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 108  | 6,580  |
| L Living Area            | FRFF Frame first floor    | 469  | 53,692 |
| L Living Area            | AIR Air conditioning      | 469  | 1,426  |
| G Garages                | FRL Attached frame GT 65  | 783  | 35,080 |
| G Garages                | FSF Full-story fin o/gar  | 325  | 21,770 |
| L Living Area            | AIR Air conditioning      | 325  | 988    |
| L Living Area            | FRFF Frame first floor    | 80   | 9,158  |
| L Living Area            | AIR Air conditioning      | 80   | 243    |

Total additions 233,483

