

Property at 00016 OLD KINGS ROAD

Prop ID 3370016

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Administrative Information

Owner name: SOKLOW ADAM & KIMBERLY TTEES
 Second name:
 Address: 16 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3370016 Neigh.: Zone: Vol: 818 Page: 858

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Jan-2019
Resident Land	.92	91,880				Sale price: 401,000
Resident Dwelling	1.00	314,970				Sale valid:
					Values	
Resident Excess	.56	2,940			Mkt value :	
					Cost value:	585,414
Summary			Utilities		Sales ratios	
Total assessments		409,790	Water	Well	Cost/sale :	1.4599
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		409,790	Gas	None	Assmt/sale:	1.0219

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	.560	7,500	4,200			4,200	2,940
Residual		24,394						
1.480 acres				Total land value			135,450	94,815

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	23	Attached 3 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: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,146	292,810
Basement	Full				
Heating	Yes	A/C Yes			8,410
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,000
Additions					180,261
Other Features	Mason Trim	WB Stks			9,291
Sub-Total					512,772
Grade	B+	Factor 1.3500			692,242
CDU		C&D Factor 1.00			692,242
Depreciation		35 %			449,957
Computed cost value @ 70%					314,970

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	FRUF Frame upper full	96	8,038
G Garages	FRL Attached frame GT 65	740	33,153
P Porches, Patios, Decks	FEFF Frame enclosed first	206	19,645
P Porches, Patios, Decks	BPAT Brick/flagstone pati	192	4,378
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	FRUF Frame upper full	288	24,114
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
Total additions			180,261

