

Property at 00017 OLD KINGS ROAD

Prop ID 3370017

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Administrative Information

Owner name: WARR WILLIAM & SHIR
 Second name:
 Address: 17 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3370017 Neigh.: Zone: R40 Vol: 700 Page: 771

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Aug-2016
Resident Land	.92	91,880				Sale price: 380,000
Resident Dwelling	1.00	398,540				Sale valid:
					Values	
Resident Excess	.09	470			Mkt value :	
					Cost value:	701,271
Summary			Utilities		Sales ratios	
Total assessments		490,890	Water	Well	Cost/sale :	1.8455
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		490,890	Gas	None	Assmt/sale:	1.2918

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000	T0	.25	131,250	91,875
Primary Site		40,075	Topography					
RES	12	.090	7,500	675			675	473
Residual		3,920						
1.010 acres				Total land value		131,925	92,348	

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	8
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	60
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	960
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,963
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full with walk				2,642	510,070
Heating	Yes	A/C	Yes			14,510
Plumbing	3 F/B	1 H/B	6 Add'l fix.	1 Wh/p	Saunas	19,000
Attic	None	Attic size:				
Additions						68,102
Other Features	WB Stks		RR		37,140	
Sub-Total						648,822
Grade	B+	Factor	1.3500		875,910	
CDU		C&D Factor	1.00		875,910	
Depreciation		35 %				569,342
Computed cost value @ 70%					398,539	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	42	2,559
G Garages	FRL Attached frame GT 65	840	37,634
P Porches, Patios, Decks	DECK Wood deck	252	6,675
P Porches, Patios, Decks	F0FF Frame open first flo	192	11,698
P Porches, Patios, Decks	DECK Wood deck	360	9,536

Total additions 68,102

