

Property at 00023 OLD KINGS ROAD

Prop ID 3370023

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Administrative Information

Owner name: QUATTROCHI ELIZABETH E
 Second name:
 Address: 23 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3370023 Neigh.: Zone: R40 Vol: 732 Page: 601

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Sep-1998
Resident Land	.92	91,880	EAB	Disabled	1,000	Sale price: 310,000
Resident Dwelling	1.00	309,270				Sale valid:
					Values	
Resident Excess	.23	1,210			Mkt value :	
					Cost value:	574,800
Summary			Utilities		Sales ratios	
Total assessments		402,360	Water	Well	Cost/sale :	1.8542
Total exemptions		1,000	Sewer	Public sewer	Mkt/sale :	
Net assessment		401,360	Gas	None	Assmt/sale:	1.2979

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	.230	7,500	1,725			1,725	1,208
Residual		10,019						
		1.150 acres	Total land value		132,975		93,083	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	
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	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Addtn'l fixtures	1
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,271
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,292	321,320
Heating	Yes	A/C	Yes			9,210
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas	16,500
Attic	None	Attic size:				
Additions						140,464
Other Features	WB Stks					16,000
Sub-Total						503,494
Grade	B+	Factor	1.3500			679,717
CDU		C&D Factor	1.00			679,717
Depreciation			35 %			441,816
		Computed cost value @ 70%				309,271

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	FRFF Frame first floor	26	2,977
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
L Living Area	BSMT Basement addition	160	2,948
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	450	11,921
L Living Area	FRFF Frame first floor	444	50,830
L Living Area	AIR Air conditioning	444	1,350
L Living Area	BSMT Basement addition	444	8,182
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
G Garages	FRL Attached frame GT 65	816	36,558
Total additions			140,464

