

Property at 00026 OLD KINGS ROAD

Prop ID 3370026

Printed 07-Feb-2024 10:34 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: POWERS SETH D & SHARLY-ANN  
 Second name:  
 Address: 26 OLD KINGS ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 3370026 Neigh.: Zone: R40 Vol: 684 Page: 290

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 07-Apr-2015 |
| Resident Land     | .92  | 91,880  |            |              |              | Sale price: 490,000    |
| Resident Dwelling | 1.00 | 355,890 |            |              |              | Sale valid:            |
|                   |      |         |            |              | Values       |                        |
| Resident Excess   | .42  | 2,210   |            |              | Mkt value :  |                        |
|                   |      |         |            |              | Cost value:  | 642,829                |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 449,980 | Water      | Well         | Cost/sale :  | 1.3119                 |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 449,980 | Gas        | None         | Assmt/sale:  | .9183                  |

## 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  | .420       | 7,500   | 3,150       |                  |      | 3,150   | 2,205     |
| Residual     |     | 18,295     |         |             |                  |      |         |           |
|              |     |            |         | 1.340 acres | Total land value |      | 134,400 | 94,080    |

## Building Valuation Summary

|                           |       |                    |              |        |         |
|---------------------------|-------|--------------------|--------------|--------|---------|
| Dwelling                  | Frame | 1 1/2 story w/bsmt | Area         | 1,798  | 366,340 |
| Basement                  | Full  |                    |              |        |         |
| Heating                   | Yes   | A/C Yes            |              |        | 10,460  |
| Plumbing                  | 4 F/B | 2 H/B              | 4 Add'l fix. | 2 Wh/p | Saunas  |
| Attic                     | None  |                    | Attic size:  |        | 29,000  |
| Additions                 |       |                    |              |        | 134,282 |
| Other Features            |       | WB Stks            | RR           |        | 39,313  |
| Sub-Total                 |       |                    |              |        | 579,395 |
| Grade                     | B+    | Factor 1.3500      |              |        | 782,183 |
| CDU                       |       | C&D Factor 1.00    |              |        | 782,183 |
| Depreciation              |       | 35 %               |              |        | 508,419 |
| Computed cost value @ 70% |       |                    |              |        | 355,893 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 234  | 26,789 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 78   | 4,752  |
| L Living Area            | FRUF Frame upper full     | 660  | 55,262 |
| G Garages                | FRL Attached frame GT 65  | 660  | 29,569 |
| P Porches, Patios, Decks | DECK Wood deck            | 208  | 5,510  |
| L Living Area            | FRFF Frame first floor    | 42   | 4,808  |
| L Living Area            | BSMT Basement addition    | 42   | 774    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 299  | 6,818  |

Total additions 134,282

## 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      | 10    |
| 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  | 82    |
| Grade                   | 43   | B+               | Full Baths       | 4     |
| Garage                  | 23   | Attached 3 car   | Half Baths       | 2     |
| Area Over Gar.          | 99   | None             | Masonry trim sf  |       |
| Basement                | 01   | Full             | Addtn'l fixtures | 4     |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Rec Room Size    | 1,030 |
| Air Condition           | 01   | Central Air      | Whirlpools       | 2     |
| Interior Cond           | 05   | Good             | Saunas           |       |
| Exterior Cond           | 05   | Good             | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 2     |
|                         |      |                  | W/B openings     | 2     |
| Actual Year Built: 1985 |      |                  |                  |       |

