

Property at 00029 OLD KINGS ROAD

Prop ID 3370029

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Administrative Information

Owner name: PARKER SHAYLA TRUSTEE
 Second name: SHAW CAITLIN TRUSTEE
 Address: 29 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3370029 Neigh.: Zone: Vol: 784 Page: 175

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Apr-2023
Resident Land	.92	91,880	FAA Blind	3,000	Sale price: 557,500
Resident Dwelling	1.00	377,700			Sale valid: 07

Values

Resident Excess	.78	4,100	Mkt value :	
			Cost value:	676,686

Summary

Summary		Utilities		Sales ratios	
Total assessments	473,680	Water	Well	Cost/sale :	1.2138
Total exemptions	3,000	Sewer	Public sewer	Mkt/sale :	
Net assessment	470,680	Gas	None	Assmt/sale:	.8497

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000	TO .25	131,250	91,875
Primary Site 40,075 Topography							
RES	12	.780	7,500	5,850		5,850	4,095
Residual		33,977					

1.700 acres Total land value 137,100 95,970

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	9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4 Masonry trim sf
Fuel	01	Oil	Half Baths	2 Finish bsmt sz
Attic	99	None	Addn'l fixtures	3 Rec Room Size 800
Grade	43	B+	Whirlpools	2 Living area 3,559
Garage	23	Attached 3 car	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	2,080	414,370
Basement	Full		
Heating	Yes A/C Yes		11,810
Plumbing	4 F/B 2 H/B 3 Add'l fix. 2 Wh/p	Saunas	28,500
Attic	None Attic size:		
Additions			130,922
Other Features	WB Stks RR		29,299
Sub-Total			614,901
Grade	B+	Factor 1.3500	830,116
CDU		C&D Factor 1.00	830,116
Depreciation		35 %	539,575
Computed cost value @ 70%			377,703

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	91	8,334
L Living Area	AIR Air conditioning	91	277
P Porches, Patios, Decks	FOFF Frame open first flo	374	22,786
P Porches, Patios, Decks	DECK Wood deck	407	10,781
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	AIR Air conditioning	336	1,021
L Living Area	BSMT Basement addition	336	6,192
G Garages	FRL Attached frame GT 65	800	35,842
L Living Area	FRFF Frame first floor	12	1,374

Total additions 130,922

