

Property at 00035 OLD KINGS ROAD

Prop ID 3370035

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Administrative Information

Owner name: CONROY MICHAEL W AND
 Second name: CARLEEN R
 Address: 35 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 11 016
 Lot: 3370035 Neigh.: Zone: Vol: 168 Page: 154

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	354,330
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Apr-1986
 Sale price: 107,500
 Sale valid:

Values

Mkt value :
 Cost value: 714,686

Summary

Total assessments	500,280
Total exemptions	
Net assessment	500,280

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 6.6482
 Mkt/sale :
 Assmt/sale: 4.6538

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	4.080	7,500	30,600			30,600	21,420
Residual		177,725						

5.000 acres

Total land value

205,600

143,920

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	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	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,141
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1987	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,748
Basement	Full		410,370
Heating	Yes	A/C Yes	11,720
Plumbing	3 F/B	H/B 3 Add'l fix. 1 Wh/p	14,000
Attic	None	Attic size:	
Additions			124,756
Other Features	WB Stks		16,000
Sub-Total			576,846
Grade	B+	Factor 1.3500	778,742
CDU		C&D Factor 1.00	778,742
Depreciation		35 %	506,182
		Computed cost value @ 70%	354,327

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	BSMT Basement addition	192	3,538
L Living Area	FRFF Frame first floor	192	21,980
P Porches, Patios, Decks	DECK Wood deck	580	15,364
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	OVER Frame Overhang	39	3,572
L Living Area	AIR Air conditioning	192	584

Total additions 124,756

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2013	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

