

Property at 00039 OLD KINGS ROAD

Prop ID 3370039

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

Administrative Information

Owner name: ZHOU BEIYAN & LIU LI
 Second name:
 Address: 39 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 11 016
 Lot: 3370039 Neigh.: Zone: Vol: 693 Page: 316

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	421,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Dec-2015
 Sale price: 553,000
 Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.58	3,050			781,429

Summary

Total assessments	547,000
Total exemptions	
Net assessment	547,000

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4131
 Mkt/sale :
 Assmt/sale: .9892

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	.580	7,500	4,350			4,350	3,045
Residual	25,265							

1.500 acres

Total land value

179,350

125,545

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	
Basement	Full with walk		2,539	492,530
Heating	Yes	A/C Yes		14,020
Plumbing	3 F/B	1 H/B	5 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				119,997
Other Features	WB Stks	RR		41,067

Sub-Total		686,114
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	926,254
Depreciation	35 %	602,065
	Computed cost value @ 70%	421,446

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
P Porches, Patios, Decks	FOFF Frame open first flo	468	28,513
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	AIR Air conditioning	128	389
L Living Area	BSMT Basement addition	128	2,359
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	AIR Air conditioning	198	602
L Living Area	BSMT Basement addition	198	3,649

Total additions 119,997

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	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f 24
Grade	43	B+	Full Baths 3
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	07	Attic	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 5
Air Condition	01	Central Air	Rec Room Size 1,100
Interior Cond	05	Good	Living area 3,930
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Saunas
			Actual Year Built: 1984

