

Property at 00045 OLD KINGS ROAD

Prop ID 3370045

Printed 07-Feb-2024 10:35 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RIOUX JUSTIN AND
 Second name: GONZALEZ NICOLE
 Address: 45 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3370045 Neigh.: Zone: Vol: 764 Page: 835

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Aug-2021
Resident Land	.92	122,500				Sale price: 631,000
Resident Dwelling	1.00	322,960				Sale valid:
					Values	
Resident Excess	.15	790				Mkt value :
					Cost value: 637,500	
Summary			Utilities		Sales ratios	
Total assessments		446,250	Water	Well	Cost/sale :	1.0103
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		446,250	Gas	None	Assmt/sale:	.7072

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	.150	7,500	1,125			1,125	788
Residual		6,534						
1.070 acres				Total land value			176,125	123,288

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
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	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	336
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	3,346
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk		1,344			331,470
Heating	Yes	A/C		Yes		9,500
Plumbing	2 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas	13,000
Attic	None	Attic size:				
Additions						130,068
Other Features	Mason Trim	WB Stks	RR			41,741
Sub-Total						525,779
Grade	B+	Factor		1.3500		709,802
CDU		C&D	Factor	1.00		709,802
Depreciation			35 %			461,371
					Computed cost value @ 70%	322,960

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
P Porches, Patios, Decks	DECK Wood deck	264	6,993
L Living Area	FRFF Frame first floor	616	70,520
L Living Area	AIR Air conditioning	616	1,873
L Living Area	BSMT Basement addition	616	11,352
L Living Area	OVER Frame Overhang	42	3,847
Total additions			130,068

