

Property at 00046 OLD KINGS ROAD

Prop ID 3370046

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Administrative Information

Owner name: GOLDSCHNEIDER TOBY E &
Second name: IRVING
Address: 46 OLD KINGS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3370046 Neigh.: Zone: Vol: 293 Page: 1053

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Apr-1994
Resident Land	.92	122,500	AAA	Veteran	1,000	Sale price: 350,000
Resident Dwelling	1.00	362,460	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	Values
Resident Excess	.35	1,840				Mkt value : Cost value: 695,429

Summary

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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	.350	7,500	2,625			2,625	1,838
Residual		15,246						
		1.270 acres		Total land value			177,625	124,338

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	05	W/W over sub-flo	
Heating System	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	03	Partially finish	
Grade	43	B+	
Garage	23	Attached 3 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	05	Living Area W/ A	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Building Valuation Summary

Area	
2,688	400,230
Dwelling	Frame 1 story w/bsmt
Basement	Full
Heating	Yes A/C Yes
Plumbing	5 F/B H/B 2 Add'l fix. 1 Wh/p Saunas
Attic	Partially finished Attic size: 2,688
Additions	66,549
Other Features	Mason Trim WB Stks 40,947
Sub-Total	590,081
Grade	B+ Factor 1.3500 796,609
CDU	C&D Factor 1.00 796,609
Depreciation	35 % 517,796
	Computed cost value @ 70% 362,457

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	64	1,695
P Porches, Patios, Decks	FEFF Frame enclosed first	308	29,371
G Garages	FRL Attached frame GT 65	792	35,483
Total additions			66,549

