

Property at 00051 OLD KINGS ROAD

Prop ID 3370051

Printed 05-Jun-2025 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SASANI SASAN AND
Second name: KHORASANI VAHIDEH
Address: 51 OLD KINGS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3370051 Neigh.: Zone: Vol: 705 Page: 1113

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 10-Jan-2017
Resident Land	.92	122,500			Sale price: 483,000
Resident Dwelling	1.00	301,720			Sale valid:
Resident Outbldg	1.00	6,300			Values
Resident Excess	.08	420			Mkt value :
					Cost value: 615,629

Summary

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 10-Jan-2017
Total assessments		430,940	Water	Connecticut	Cost/sale : 1.2746
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		430,940	Gas	None	Assmt/sale: .8922

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	.080	7,500	600		600	420
Residual		3,485					
1.000 acres				Total land value		175,600	122,920

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	05	Stucco	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	01	Fully Finished	Dormer linear f
Grade	40	B	Full Baths 4
Garage	22	Attached 2 car	Masonry trim sf 800
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 1,100
Air Condition	01	Central Air	Living area 3,014
Interior Cond	04	Average	Whirlpools 1
Exterior Cond	04	Average	# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1985

Building Valuation Summary

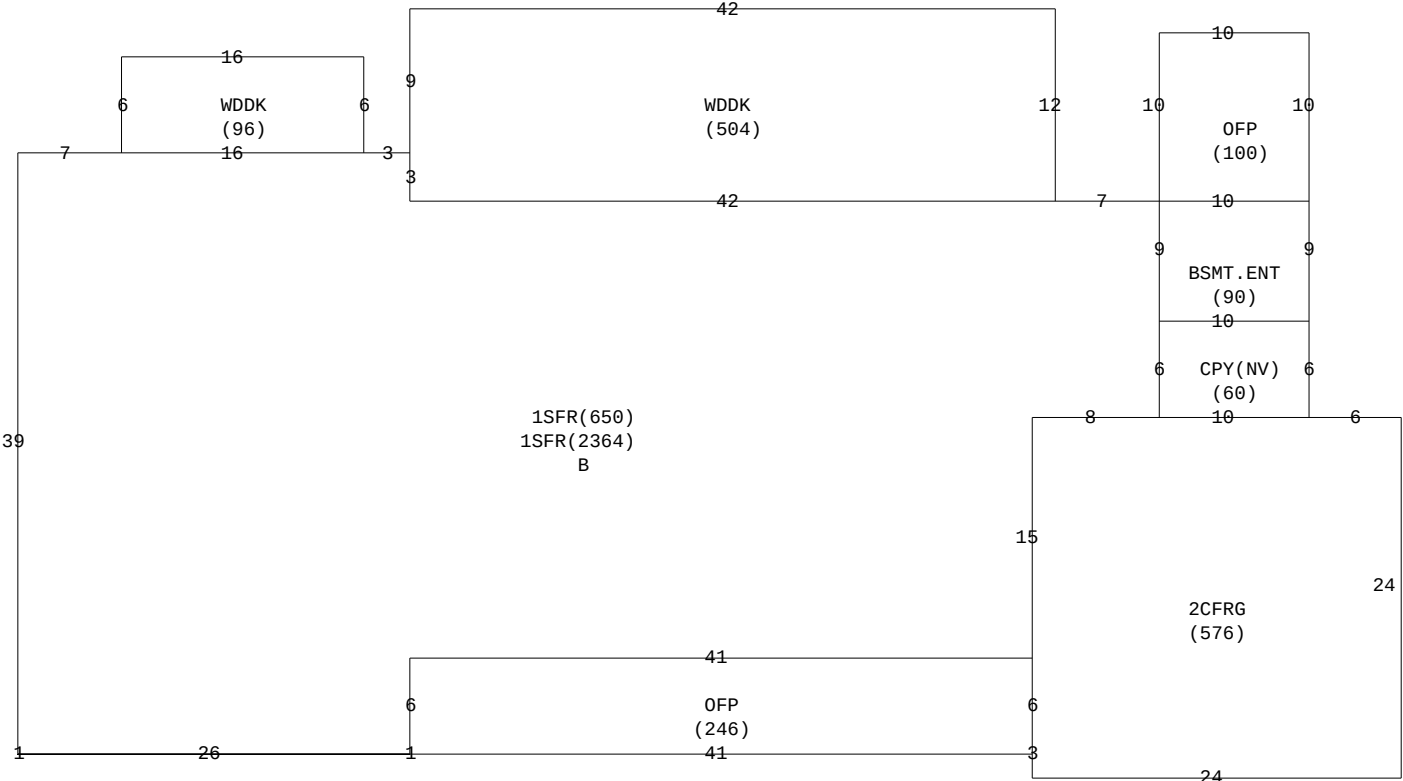
Area	
2,364	357,590
Dwelling	Frame 1 story w/bsmt
Basement	Full
Heating	Yes A/C Yes
Plumbing	4 F/B 1 H/B 2 Add'l fix. 1 Wh/p Saunas
Attic	Fully Finished Attic size: 650
Additions	
Other Features	Mason Trim WB Stks RR
Sub-Total	526,278
Grade	B Factor 1.2600
CDU	C&D Factor 1.00
Depreciation	35 %
	Computed cost value @ 70%
	301,715

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	246	14,988
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	DECK Wood deck	504	13,351
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
P Porches, Patios, Decks	DECK Wood deck	96	2,543
L Living Area	AIR Air conditioning	26	79
Total additions			64,622

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	24	25	600	30.00	2025	C	18,000	50	9,000
Utility Shed									
Value at 70%	6,300						Value at 100%		9,000



FOH
(26)