

Property at 00052 OLD KINGS ROAD

Prop ID 3370052

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Administrative Information

Owner name: STREFF JOHN DANIEL & KELLI BETH
Second name:
Address: 52 OLD KINGS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3370052 Neigh.: Zone: Vol: 761 Page: 660

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	347,400
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 23-Jun-2021
Sale price: 730,000
Sale valid:

Values

Mkt value :
Cost value: 674,857

Summary

Total assessments	472,400
Total exemptions	
Net assessment	472,400

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9245
Mkt/sale :
Assmt/sale: .6471

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	.290	7,500	2,175			2,175	1,523
Residual	12,632							

1.210 acres

Total land value

177,175

124,023

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	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	5
Grade	47	A-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	05	Half Story Finis	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,302	323,270
Basement	Full				
Heating	Yes	A/C Yes			9,260
Plumbing	3 F/B	1 H/B	5 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		16,000
Additions					136,994
Other Features	Mason Trim	WB Stks	RR		41,041
Sub-Total					526,565
Grade	A-	Factor 1.4500			763,519
CDU		C&D Factor 1.00			763,519
Depreciation		35 %			496,287
Computed cost value @ 70%					347,401

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	784	35,125
G Garages	FSF Full-story fin o/gar	560	37,511
L Living Area	FRFF Frame first floor	279	31,940
L Living Area	BSMT Basement addition	279	5,141
P Porches, Patios, Decks	DECK Wood deck	508	13,457
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	FRUF Frame upper full	56	4,689
L Living Area	AIR Air conditioning	279	848
L Living Area	AIR Air conditioning	560	1,702
L Living Area	AIR Air conditioning	56	170

Total additions 136,994

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

