

Property at 00057 OLD KINGS ROAD

Prop ID 3370057

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Administrative Information

Owner name: JOHNSTON DANIELLE AND
Second name: GENUS JAMES
Address: 57 OLD KINGS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3370057 Neigh.: Zone: R40 Vol: 795 Page: 524

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 22-Jul-2024	
Resident Land	.92 122,500			Sale price: 820,000	
Resident Dwelling	1.00 373,600			Sale valid:	
				Values	
Resident Excess	.08 420			Mkt value :	
				Cost value: 709,314	
Summary		Utilities		Sales ratios	
Total assessments	496,520	Water	Connecticut	Cost/sale :	.8650
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	496,520	Gas	None	Assmt/sale:	.6055

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	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	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,823
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Saunas	
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,362	334,990
Basement	Full			
Heating	Yes	A/C Yes		9,600
Plumbing	2 F/B	1 H/B 3 Add'l fix.	1 Wh/p	12,500
Attic	None	Attic size:	Saunas	
Additions				173,136
Other Features		WB Stks	RR	36,055
Sub-Total				566,281
Grade	A-	Factor 1.4500		821,107
CDU		C&D Factor 1.00		821,107
Depreciation		35 %		533,720
Computed cost value @ 70%				373,604

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	341	39,038
L Living Area	BSMT Basement addition	341	6,284
P Porches, Patios, Decks	BPAT Brick/flagstone pati	444	10,125
L Living Area	FRFF Frame first floor	268	30,681
L Living Area	BSMT Basement addition	268	4,939
L Living Area	FRUF Frame upper full	324	27,129
G Garages	FRL Attached frame GT 65	776	34,766
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	FRUF Frame upper full	60	5,024
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559

Total additions 173,136

