

Property at 00058 OLD KINGS ROAD

Prop ID 3370058

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Administrative Information

Owner name: PELKOWSKI JUSTIN &
 Second name: SKOW ALLISON
 Address: 58 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3370058 Neigh.: Zone: R40 Vol: 792 Page: 1139

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	452,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-May-2024
 Sale price: 980,000
 Sale valid:

Values

Resident Excess .24 1,260
 Mkt value :
 Cost value: 823,357

Summary

Total assessments	576,350
Total exemptions	
Net assessment	576,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8402
 Mkt/sale :
 Assmt/sale: .5881

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	.240	7,500	1,800			1,800	1,260
Residual	10,454							

1.160 acres

Total land value

176,800

123,760

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	10
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	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,300
Interior Cond	05	Good	Living area	4,911
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1990				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,969	453,530
Basement	Full with walk				
Heating	Yes	A/C Yes			12,940
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	26,000
Attic	None		Attic size:		
Other Features		WB Stks	RR		144,949
					48,579
Sub-Total					685,998
Grade	A-	Factor 1.4500			994,697
CDU		C&D Factor 1.00			994,697
Depreciation		35 %			646,553
		Computed cost value @ 70%			452,587

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	913	40,904
L Living Area	FRUF Frame upper full	766	64,137
L Living Area	AIR Air conditioning	766	2,329
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	AIR Air conditioning	112	340
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
L Living Area	BSMT Basement addition	56	1,032
P Porches, Patios, Decks	BPAT Brick/flagstone pati	420	9,578
L Living Area	FRUF Frame upper full	21	1,758
L Living Area	AIR Air conditioning	21	64
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
L Living Area	FRFF Frame first floor	18	2,061

Total additions 144,949

