

Property at 00064 OLD KINGS ROAD

Prop ID 3370064

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Administrative Information

Owner name: LOURDUSWAMY EDWIN P AND
 Second name: INIYABOTHAN PRAVIN K
 Address: 64 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 08 025
 Lot: 3370064 Neigh.: Zone: R40 Vol: 761 Page: 1167

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	550,070

Exemptions

Exempt Cat	Amount
Resident Excess	.16 860

Last sale

Sale date: 01-Jul-2021
 Sale price: 861,000
 Sale valid:

Values

Mkt value :
 Cost value: 962,043

Summary

Total assessments	673,430
Total exemptions	
Net assessment	673,430

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1174
 Mkt/sale :
 Assmt/sale: .7821

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	.164	7,500	1,230		1,230	861
Residual		7,144					

1.084 acres

Total land value

176,230

123,361

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
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	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	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	4,370
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2011	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,528	367,410
Basement	Full				
Heating	Yes	A/C Yes			10,510
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	26,000
Attic	None		Attic size:		
Other Features					187,577
		WB Stks	RR		46,079
Sub-Total					637,576
Grade	A-	Factor 1.4500			924,485
CDU		C&D Factor 1.00			924,485
Depreciation		15 %			785,812
		Computed cost value @ 70%			550,068

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	804	36,021
G Garages	FSF Full-story fin o/gar	560	37,511
L Living Area	AIR Air conditioning	560	1,702
L Living Area	OVER Frame Overhang	86	7,876
L Living Area	AIR Air conditioning	86	261
L Living Area	BSMT Basement addition	620	11,425
L Living Area	FRFF Frame first floor	620	70,978
L Living Area	AIR Air conditioning	620	1,885
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRUF Frame upper full	48	4,019
P Porches, Patios, Decks	BPAT Brick/flagstone pati	569	12,975

Total additions 187,577

