

Property at 00104 KINGS WOOD DRIVE

Prop ID 4850104

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Administrative Information

Owner name: GRANT KIMBERLY A
 Second name:
 Address: 104 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4850104 Neigh.: Zone: R40 Vol: 702 Page: 078

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	418,630
Resident Outbldg	2.00	25,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Sep-2016
 Sale price: 760,000
 Sale valid:

Values

Mkt value :
 Cost value: 834,786

Summary

Total assessments	584,350	
Total exemptions		
Net assessment	584,350	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.0984
 Mkt/sale :
 Assmt/sale: .7689

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.085	7,500	638			638	447
Residual		3,703						

1.005 acres Total land value 200,638 140,447

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	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	3
Garage	23	Attached 3 car	Masonry trim sf	704
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Living area	1,200
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	3,959
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1997				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,597	380,880
Basement	Full				
Heating	Yes	A/C Yes			10,890
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					128,181
Other Features	Mason Trim	WB Stks	M Stks	RR	51,748

Sub-Total					589,199
Grade	A-	Factor 1.4500			854,339
CDU		C&D Factor 1.00			854,339
Depreciation		30 %			598,037
		Computed cost value @ 70%			418,626

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	846	37,902
G Garages	FSF Full-story fin o/gar	444	29,741
L Living Area	AIR Air conditioning	444	1,350
L Living Area	FRFF Frame first floor	190	21,751
L Living Area	AIR Air conditioning	190	578
L Living Area	BSMT Basement addition	190	3,501
L Living Area	FRFF Frame first floor	131	14,997
L Living Area	AIR Air conditioning	131	398
P Porches, Patios, Decks	BPAT Brick/flagstone pati	639	14,572
P Porches, Patios, Decks	DECK Wood deck	128	3,391

Total additions 128,181

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite			600	110.5	2000	C	66,330	50	33,200
RS1 Frame Utility Shed	16	12	192	30.00	2001	C	5,760	50	2,900
Value at 70%			25,270				Value at 100%		36,100

