

Property at 00112 KINGS WOOD DRIVE

Prop ID 4850112

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Administrative Information

Owner name: PRIMOVIC JOHN R
 Second name:
 Address: 112 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4850112 Neigh.: Zone: R40 Vol: 374 Page: 963

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	350,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Aug-1999
 Sale price: 519,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 701,100

Summary

Total assessments	490,770
Total exemptions	
Net assessment	490,770

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3509
 Mkt/sale :
 Assmt/sale: .9456

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						

.920 acres

Total land value

200,000

140,000

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	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	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	600
Air Condition	01	Central Air	Living area	3,220
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,323	327,370
Basement	Full with walk				
Heating	Yes	A/C Yes			9,380
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	22,500
Attic	None		Attic size:		
Additions					107,157
Other Features		WB Stks M Stks RR			27,287
Sub-Total					493,694
Grade	A-	Factor 1.4500			715,856
CDU		C&D Factor 1.00			715,856
Depreciation		30 %			501,099
Computed cost value @ 70%					350,769

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	938	42,024
G Garages	FSF Full-story fin o/gar	382	25,588
L Living Area	AIR Air conditioning	382	1,161
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
L Living Area	BSMT Basement addition	24	442
L Living Area	FRFF Frame first floor	24	2,748
P Porches, Patios, Decks	DECK Wood deck	232	6,146

Total additions 107,157

