

Property at 00117 KINGS WOOD DRIVE

Prop ID 4850117

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Administrative Information

Owner name: MARCHITTO MARK & JENNY
Second name:
Address: 117 KINGS WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
Lot: 4850117 Neigh.: Zone: R40 Vol: 799 Page: 872

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	336,560

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Dec-2024
Sale price: 930,000
Sale valid:

Values

Mkt value :
Cost value: 680,800

Summary

Total assessments	476,560
Total exemptions	
Net assessment	476,560

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7320
Mkt/sale :
Assmt/sale: .5124

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,287	320,340
Basement	Full			
Heating	Yes	A/C Yes		9,180
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				97,374
Other Features		WB Stks M Stks RR		29,297

Sub-Total			473,691
Grade	A-	Factor 1.4500	686,852
CDU		C&D Factor 1.00	686,852
Depreciation		30 %	480,796
		Computed cost value @ 70%	336,557

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	910	40,770
G Garages	FSF Full-story fin o/gar	364	24,382
L Living Area	AIR Air conditioning	364	1,107
L Living Area	BSMT Basement addition	22	405
L Living Area	FRFF Frame first floor	22	2,519
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	DECK Wood deck	202	5,351

Total additions 97,374

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	3
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	780
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,128
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1997	

Scale: 1" = 8.28 feet