

Property at 00118 KINGS WOOD DRIVE

Prop ID 4850118

Printed 07-Feb-2024 8:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRASK JOSEPH C AND
 Second name: SUZANNE L
 Address: 118 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4850118 Neigh.: Zone: R40 Vol: 349 Page: 0041

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	375,000
Resident Outbldg	3.00	25,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-May-1998
 Sale price: 470,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 771,614

Summary

Total assessments	540,130
Total exemptions	
Net assessment	540,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.6417
 Mkt/sale :
 Assmt/sale: 1.1492

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		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1997

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full with walk					1,464	354,910
Heating	Yes	A/C	Yes				10,160
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		22,500
Attic	None	Attic size:					
Additions							110,631
Other Features	WB Stks M Stks RR						29,599
Sub-Total							527,800
Grade	A-	Factor	1.4500				765,310
CDU		C&D Factor	1.00				765,310
Depreciation				30 %			535,717
	Computed cost value @ 70%						375,002

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	BSMT Basement addition	182	3,354
L Living Area	AIR Air conditioning	182	553
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	AIR Air conditioning	18	55
P Porches, Patios, Decks	FEFF Frame enclosed first	238	22,696
G Garages	FRL Attached frame GT 65	832	37,275
G Garages	FSF Full-story fin o/gar	272	18,220
L Living Area	AIR Air conditioning	272	827
P Porches, Patios, Decks	DECK Wood deck	195	5,166

Total additions 110,631

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2001	C	4,800	50	2,400
Utility Shed									
RS1 Frame	12	20	240	30.00	2021	C	7,200	50	3,600
Utility Shed									
RP1 Pool w/ Plastic Linr	20	32	640	74.05	2021	B	59,714	50	29,900
Value at 70%			25,130					Value at 100%	35,900

