

Property at 00125 KINGS WOOD DRIVE

Prop ID 4850125

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Administrative Information

Owner name: RAVITZ NATHAN M & ANDREA
 Second name:
 Address: 125 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4850125 Neigh.: Zone: R40 Vol: 678 Page: 829

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	384,940
Resident Outbldg	1.00	29,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Oct-2014
 Sale price: 700,000
 Sale valid:

Values

Mkt value :
 Cost value: 791,914

Summary

Total assessments	554,340
Total exemptions	
Net assessment	554,340

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1313
 Mkt/sale :
 Assmt/sale: .7919

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	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1998

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,417	345,730
Basement	Full				
Heating	Yes	A/C Yes			9,900
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 17,500
Attic	None		Attic size:		
Additions					131,461
Other Features		WB Stks	RR		37,195
Sub-Total					541,786
Grade	A-	Factor 1.4500			785,590
CDU		C&D Factor 1.00			785,590
Depreciation		30 %			549,913
Computed cost value @ 70%					384,939

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	897	40,187
G Garages	FSF Full-story fin o/gar	460	30,813
L Living Area	AIR Air conditioning	460	1,398
L Living Area	FRFF Frame first floor	91	10,418
L Living Area	BSMT Basement addition	91	1,677
L Living Area	AIR Air conditioning	91	277
P Porches, Patios, Decks	FOFF Frame open first flo	300	18,278
L Living Area	FRFF Frame first floor	209	23,927
L Living Area	BSMT Basement addition	209	3,851
L Living Area	AIR Air conditioning	209	635

Total additions 131,461

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	23	33	759	110.5		C	83,907	50	42,000
Value at 70%					29,400	Value at 100%			
						42,000			

