

Property at 00126 KINGS WOOD DRIVE

Prop ID 4850126

Printed 04-Apr-2024 8:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LOWERRE JANE C CO-TTE
 Second name: LOWERRE GILBERT W JR CO-TTE
 Address: 126 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4850126 Neigh.: Zone: R40 Vol: 792 Page: 58

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	383,380
Resident Outbldg	1.00	2,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jan-1998
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 750,886

Summary

Total assessments	525,620
Total exemptions	
Net assessment	525,620

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	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	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,711
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,620	385,380
Basement	Full				
Heating	Yes	A/C Yes			11,020
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					109,198
Other Features		WB Stks M Stks			16,500
Sub-Total					539,598
Grade	A-	Factor 1.4500			782,417
CDU		C&D Factor 1.00			782,417
Depreciation		30 %			547,692
Computed cost value @ 70%					383,384

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
L Living Area	BSMT Basement addition	96	1,769
P Porches, Patios, Decks	DECK Wood deck	236	6,252
G Garages	FRL Attached frame GT 65	945	42,338
G Garages	FSF Full-story fin o/gar	375	25,119
L Living Area	AIR Air conditioning	375	1,140
P Porches, Patios, Decks	DECK Wood deck	228	6,040
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258

Total additions 109,198

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00	2012	C	6,480	50	3,200
Utility Shed									
Value at 70%					2,240	Value at 100%			
						3,200			

