

Property at 00134 KINGS WOOD DRIVE

Prop ID 4850134

Printed 15-Oct-2025 9:23 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GEORGE SARAH K &
Second name: BAUMANN MARK A
Address: 134 KINGS WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
Lot: 4850134 Neigh.: Zone: R40 Vol: 807 Page: 658

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	388,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Sep-2025
Sale price: 1,107,000
Sale valid:

Values

Mkt value :
Cost value: 755,371

Summary

Total assessments	528,760
Total exemptions	
Net assessment	528,760

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .6824
Mkt/sale :
Assmt/sale: .4777

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	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	Living area	4,087
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,549	371,510
Basement	Full				
Heating	Yes	A/C Yes			10,630
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					131,022
Other Features		WB Stks	M Stks		16,500
Sub-Total					547,162
Grade	A-	Factor 1.4500			793,385
CDU		C&D Factor 1.00			793,385
Depreciation		30 %			555,370
Computed cost value @ 70%					388,759

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	54	6,182
L Living Area	AIR Air conditioning	54	164
L Living Area	BSMT Basement addition	54	995
G Garages	FRL Attached frame GT 65	857	38,395
G Garages	FSF Full-story fin o/gar	713	47,760
L Living Area	AIR Air conditioning	713	2,168
P Porches, Patios, Decks	DECK Wood deck	236	6,252
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
L Living Area	AIR Air conditioning	196	596
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	AIR Air conditioning	26	79

Total additions 131,022

