

Property at 00145 KINGS WOOD DRIVE

Prop ID 4850145

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## Administrative Information

Owner name: SHUGRUE PATRICK J & ELIZA J  
 Second name:  
 Address: 145 KINGS WOOD DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 004 Clerk map:  
 Lot: 4850145 Neigh.: Zone: R40 Vol: 814 Page: 929

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 344,870 |
| Resident Outbldg  | 1.00 | 1,680   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 13-May-2026  
 Sale price: 1,123,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 695,071

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 486,550 |
| Total exemptions  |         |
| Net assessment    | 486,550 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : .6189  
 Mkt/sale :  
 Assmt/sale: .4333

## 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              | 4     |
| 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  | Addn'l fixtures         | 4     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 854   |
| Interior Cond  | 05   | Good             | Living area             | 3,196 |
| Exterior Cond  | 05   | Good             | Whirlpools              | 1     |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 1     |
|                |      |                  | Actual Year Built: 1998 |       |

## Building Valuation Summary

|                |       |                           |              |        |         |
|----------------|-------|---------------------------|--------------|--------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | Area         | 1,284  | 319,760 |
| Basement       | Full  |                           |              |        |         |
| Heating        | Yes   | A/C Yes                   |              |        | 9,170   |
| Plumbing       | 4 F/B | 1 H/B                     | 4 Add'l fix. | 1 Wh/p | 23,000  |
| Attic          | None  |                           | Attic size:  |        |         |
| Additions      |       |                           |              |        | 102,311 |
| Other Features |       | WB Stks M Stks RR         |              |        | 31,152  |
| Sub-Total      |       |                           |              |        | 485,393 |
| Grade          | A-    | Factor 1.4500             |              |        | 703,820 |
| CDU            |       | C&D Factor 1.00           |              |        | 703,820 |
| Depreciation   |       | 30 %                      |              |        | 492,674 |
|                |       | Computed cost value @ 70% |              |        | 344,872 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 884  | 39,605 |
| G Garages                | FSF Full-story fin o/gar | 436  | 29,205 |
| L Living Area            | AIR Air conditioning     | 436  | 1,325  |
| 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           | 232  | 6,146  |
| L Living Area            | BSMT Basement addition   | 24   | 442    |
| L Living Area            | FRFF Frame first floor   | 24   | 2,748  |

Total additions 102,311

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 16  | 160   | 30.00 | 2006 | C   | 4,800         | 50   | 2,400 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,680 |       |      |     | Value at 100% |      | 2,400 |

