

Property at 00156 KINGS WOOD DRIVE

Prop ID 4850156

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Administrative Information

Owner name: KEANE ROBERT J & CATHLEEN P
Second name:
Address: 156 KINGS WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 4850156 Neigh.: Zone: R40 Vol: 597 Page: 070

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	390,620

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 14-Oct-2009
Sale price: 735,000
Sale valid:

Values

Mkt value :
Cost value: 758,029

Summary

Total assessments	530,620
Total exemptions	
Net assessment	530,620

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0313
Mkt/sale :
Assmt/sale: .7219

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	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,878
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1998	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,526	367,020
Basement	Full with walk			
Heating	Yes	A/C Yes		10,500
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				22,500
Other Features		WB Stks M Stks RR		118,710

Sub-Total			549,782
Grade	A-	Factor 1.4500	797,184
CDU		C&D Factor 1.00	797,184
Depreciation		30 %	558,029
		Computed cost value @ 70%	390,620

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	890	39,874
G Garages	FSF Full-story fin o/gar	616	41,262
L Living Area	AIR Air conditioning	616	1,873
L Living Area	BSMT Basement addition	210	3,870
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	AIR Air conditioning	210	638
P Porches, Patios, Decks	DECK Wood deck	270	7,152

Total additions 118,710

