

Property at 00157 KINGS WOOD DRIVE

Prop ID 4850157

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Administrative Information

Owner name: SZEKERES MICHAEL D AND
 Second name: SUZANNE
 Address: 157 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850157 Neigh.: Zone: R40 Vol: 694 Page: 919

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Feb-2016
Resident Land	.92	140,000				Sale price: 675,000
Resident Dwelling	1.00	401,300				Sale valid:
						Values
						Mkt value :
						Cost value: 773,286
Summary			Utilities		Sales ratios	
Total assessments	541,300		Water	Connecticut	Cost/sale :	1.1456
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	541,300		Gas	CNG	Assmt/sale:	.8019

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	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,218
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1998				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,413	344,950
Basement	Full				
Heating	Yes	A/C Yes			9,880
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		21,500
Additions					181,736
Other Features		WB Stks			6,750
Sub-Total					564,816
Grade	A-	Factor 1.4500			818,983
CDU		C&D Factor 1.00			818,983
Depreciation		30 %			573,288
Computed cost value @ 70%					401,302

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	AIR Air conditioning	52	158
P Porches, Patios, Decks	DECK Wood deck	428	11,338
L Living Area	BSMT Basement addition	39	719
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	AIR Air conditioning	39	119
L Living Area	BSMT Basement addition	425	7,832
L Living Area	FRFF Frame first floor	425	48,654
L Living Area	AIR Air conditioning	425	1,292
G Garages	FRL Attached frame GT 65	900	40,322
G Garages	FSF Full-story fin o/gar	876	58,678
L Living Area	AIR Air conditioning	876	2,663

Total additions 181,736

