

Property at 00163 KINGS WOOD DRIVE

Prop ID 4850163

Printed 07-Feb-2024 8:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TU HUANYU
Second name:
Address: 163 KINGS WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 4850163 Neigh.: Zone: R40 Vol: 691 Page: 1174

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	541,990

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 02-Nov-2015
Sale price: 835,000
Sale valid:

Values

Mkt value :
Cost value: 974,271

Summary

Total assessments	681,990
Total exemptions	
Net assessment	681,990

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1668
Mkt/sale :
Assmt/sale: .8168

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

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	478,730
Basement	Full		1,984	
Heating	Yes	A/C Yes		13,020
Plumbing	5 F/B	2 H/B 4 Add'l fix.	1 Wh/p	31,500
Attic	None	Attic size:		
Additions				144,290
Other Features	WB Stks	RR		46,073

Sub-Total				713,613
Grade	A	Factor 1.5500		1,106,100
CDU		C&D Factor 1.00		1,106,100
Depreciation		30 %		774,270
		Computed cost value @ 70%		541,989

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	888	39,784
G Garages	FSF Full-story fin o/gar	888	59,482
L Living Area	AIR Air conditioning	888	2,700
L Living Area	BSMT Basement addition	240	4,423
L Living Area	MAFF Masonry first floor	240	28,482
L Living Area	AIR Air conditioning	240	730
P Porches, Patios, Decks	DECK Wood deck	328	8,689

Total additions 144,290

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	12	Brick Veneer		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	5
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,200
Air Condition	01	Central Air	Living area	5,096
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1998	

