

Property at 00164 KINGS WOOD DRIVE

Prop ID 4850164

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Administrative Information

Owner name: RAO JUNFENG
 Second name:
 Address: 24 BAKER AVE
 City/state: LEXINGTON MA Zip: 02421

Location Information

Map: 005 Clerk map:
 Lot: 4850164 Neigh.: Zone: R40 Vol: 675 Page: 1159

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Jul-2014
Resident Land	.92	140,000				Sale price: 730,000
Resident Dwelling	1.00	377,990				Sale valid:
					Values	
Resident Excess	.04	200			Mkt value :	
					Cost value:	740,271
Summary			Utilities		Sales ratios	
Total assessments		518,190	Water	Connecticut	Cost/sale :	1.0141
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		518,190	Gas	CNG	Assmt/sale:	.7098

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					
RES	12	.038	7,500	285		285	200
Residual		1,655					
		.958 acres	Total land value			200,285	140,200

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	320
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,732
			Saunas	
			# Living Units	
			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	1,296	322,100
Basement	Full				
Heating	Yes	A/C Yes			9,230
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		18,000
Additions					167,512
Other Features	Mason Trim	WB Stks	M Stks		15,170
Sub-Total					532,012
Grade	A-	Factor 1.4500			771,417
CDU		C&D Factor 1.00			771,417
Depreciation		30 %			539,992
Computed cost value @ 70%					377,994

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	818	36,648
G Garages	FSF Full-story fin o/gar	758	50,774
L Living Area	AIR Air conditioning	758	2,304
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	AIR Air conditioning	46	140
L Living Area	BSMT Basement addition	87	1,603
L Living Area	FRFF Frame first floor	87	9,960
L Living Area	AIR Air conditioning	87	264
P Porches, Patios, Decks	DECK Wood deck	458	12,132
L Living Area	BSMT Basement addition	304	5,602
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	AIR Air conditioning	304	924
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118

Total additions 167,512

