

Property at 00175 KINGS WOOD DRIVE

Prop ID 4850175

Printed 06-Sep-2024 2:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SRINIVASAN VINOD &
 Second name: RAGHAVENDRA SREE
 Address: 175 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 24 010
 Lot: 4850175 Neigh.: Zone: R40 Vol: 678 Page: 21

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	418,670
Resident Outbldg	1.00	1,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Sep-2014
 Sale price: 725,000
 Sale valid:

Values

Mkt value :
 Cost value: 799,957

Summary

Total assessments	559,970	
Total exemptions		
Net assessment	559,970	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.1034
 Mkt/sale :
 Assmt/sale: .7724

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	.048	7,500	360			360	252
Residual		2,091						

.968 acres

Total land value

200,360

140,252

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	47	A-
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0			
Total Rooms	9	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	4	Masonry trim sf	240
Half Baths	1	Finish bsmt sz	
Addn'l fixtures	4	Rec Room Size	1,200
Whirlpools	1	Living area	4,002
Saunas		# Living Units	
M/F stacks	1		
W/B stacks	2		
W/B openings	2		

Actual Year Built: 1999

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,532	368,190
Basement	Full			
Heating	Yes	A/C Yes		10,530
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	23,000
Attic	None	Attic size:		
Additions				136,898
Other Features	Mason Trim WB Stks M Stks RR			50,638

Sub-Total		589,256
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	854,421
Depreciation	30 %	598,095
	Computed cost value @ 70%	418,667

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	892	39,963
G Garages	FSF Full-story fin o/gar	610	40,860
L Living Area	AIR Air conditioning	610	1,854
L Living Area	BSMT Basement addition	72	1,327
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	AIR Air conditioning	72	219
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	300	7,947
L Living Area	BSMT Basement addition	228	4,202
L Living Area	FRFF Frame first floor	228	26,102
L Living Area	AIR Air conditioning	228	693

Total additions 136,898

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00	2006	C	3,000	50	1,500
Utility Shed									

Value at 70% 1,050

Value at 100% 1,500

