

Property at 00176 KINGS WOOD DRIVE

Prop ID 4850176

Printed 07-Feb-2024 8:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SELI LANA
 Second name:
 Address: 176 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850176 Neigh.: Zone: R40 Vol: 622 Page: 979

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	523,790
Resident Outbldg	2.00	28,140

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Mar-2011
 Sale price: 677,000
 Sale valid: 25

Values

Mkt value :
 Cost value: 991,171

Summary

Total assessments	693,820
Total exemptions	
Net assessment	693,820

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.4641
 Mkt/sale :
 Assmt/sale: 1.0248

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	.359	7,500	2,693			2,693	1,885
Residual		15,638						

1.279 acres

Total land value

202,693

141,885

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	397,870
Basement	Full		1,684	
Heating	Yes	A/C Yes		11,370
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	22,500
Attic	None	Attic size:		
Additions				128,087
Other Features		WB Stks M Stks RR		44,835

Sub-Total		604,662
Grade	A+	Factor 1.6500
CDU		C&D Factor 1.00
Depreciation		25 %
		Computed cost value @ 70%
		523,788

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	870	38,978
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	FOFF Frame open first flo	182	11,089
L Living Area	BSMT Basement addition	232	4,275
L Living Area	FRFF Frame first floor	232	26,560
L Living Area	AIR Air conditioning	232	705
P Porches, Patios, Decks	DECK Wood deck	232	6,146

Total additions 128,087

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
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	53	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	

Actual Year Built: 2002

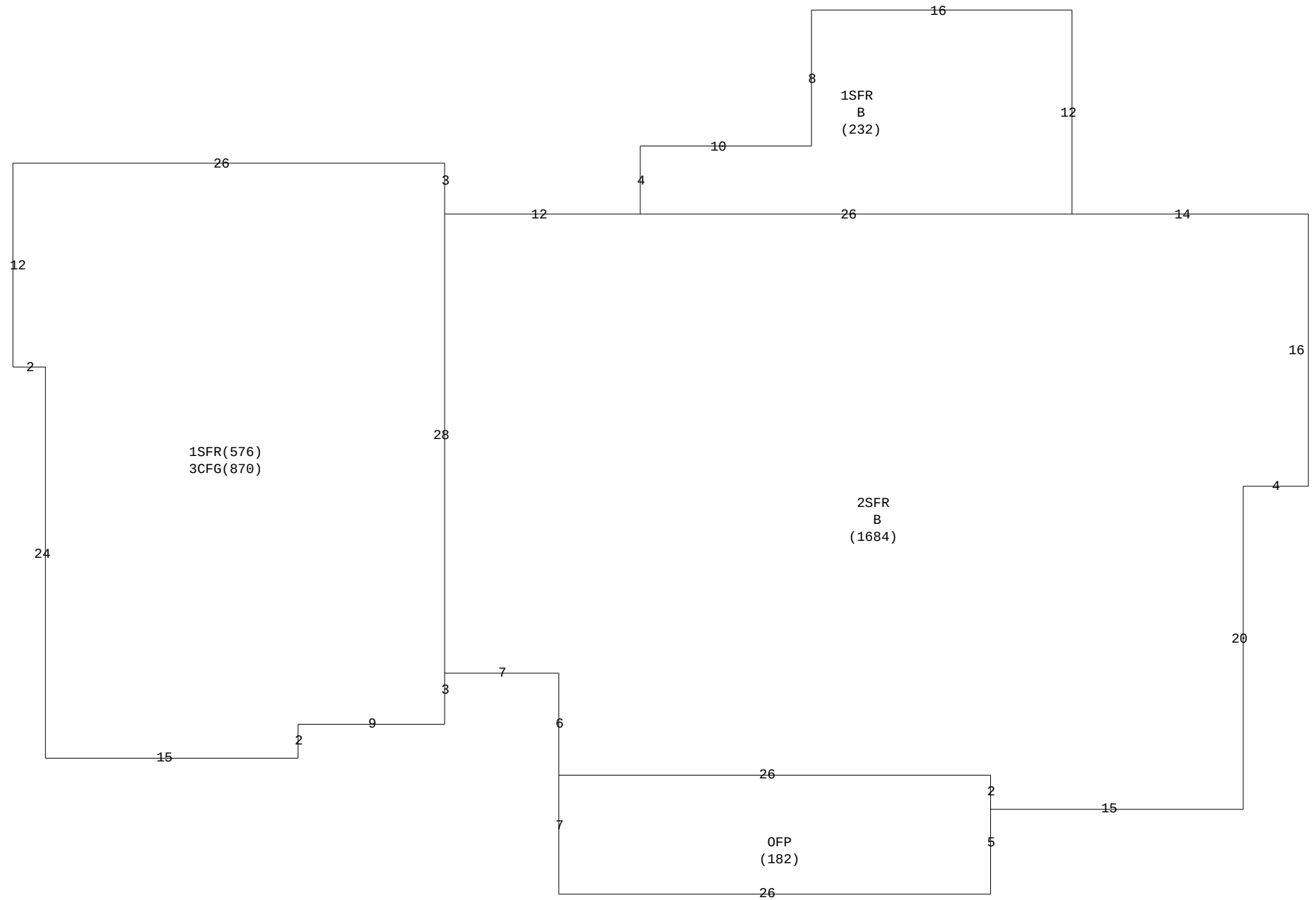
Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2008	C	4,800	50	2,400
Utility Shed									
RP5 Pool w/ Gunite	18	38	684	110.5	2009	C	75,616	50	37,800

Value at 70% 28,140

Value at 100% 40,200

Scale: 1" = 8.18 feet



NAME CHNGE LANA DONINO TO LANA SELI 1-17-19 VOL 725 PG 1001