

Property at 00184 KINGS WOOD DRIVE

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Prop ID 4850184

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Administrative Information

Owner name: CASTOR CHELSEA
 Second name:
 Address: 184 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850184 Neigh.: Zone: R40 Vol: 805 Page: 165

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jun-2018
Resident Land	.92	140,000				Sale price: 630,000
Resident Dwelling	1.00	437,260				Sale valid:
Resident Outbldg	1.00	490				Values
						Mkt value :
Resident Excess	.16	840				Cost value: 826,557
Summary			Utilities		Sales ratios	
Total assessments		578,590	Water	Connecticut	Cost/sale :	1.3120
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		578,590	Gas	CNG	Assmt/sale:	.9184

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	.160	7,500	1,200			1,200	840
Residual		6,970						
1.080 acres				Total land value			201,200	140,840

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,631	387,520
Basement	Full			
Heating	Yes	A/C Yes		11,080
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				124,023
Other Features	Mason Trim WB Stks M Stks RR			34,272
Sub-Total				574,395
Grade	A-	Factor 1.4500		832,873
CDU		C&D Factor 1.00		832,873
Depreciation		25 %		624,655
		Computed cost value @ 70%		437,259

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	572	38,315
L Living Area	AIR Air conditioning	572	1,739
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	BSMT Basement addition	231	4,257
L Living Area	FRFF Frame first floor	231	26,445
L Living Area	AIR Air conditioning	231	702
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	BPAT Brick/flagstone pati	580	13,226

Total additions 124,023

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	8	48	30.00		C	1,440	50	700
Utility Shed									
Value at 70%			490				Value at 100%		700

