

Property at 00192 KINGS WOOD DRIVE

Prop ID 4850192

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Administrative Information

Owner name: CANADA EASHA & TREVON
 Second name:
 Address: 192 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850192 Neigh.: Zone: R40 Vol: 730 Page: 1170

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	439,620
Resident Outbldg	2.00	34,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Aug-2019
 Sale price: 690,000
 Sale valid:

Values

Mkt value :
 Cost value: 877,057

Summary

Total assessments	613,940
Total exemptions	
Net assessment	613,940

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2711
 Mkt/sale :
 Assmt/sale: .8898

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres Total land value 200,225 140,158

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	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf 400
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addn'l fixtures	3	Rec Room Size 1,090
Grade	47	A-	Whirlpools	1	Living area 4,018
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	1	
Basement	04	Full with walk-o	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: 2000		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,529	367,600
Basement	Full with walk			
Heating	Yes	A/C Yes		10,520
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p Saunas 21,000
Attic	None Attic size:			
Additions				134,535
Other Features	Mason Trim WB Stks M Stks RR			43,843
Sub-Total				577,498
Grade	A-	Factor 1.4500		837,372
CDU		C&D Factor 1.00		837,372
Depreciation		25 %		628,029
		Computed cost value @ 70%		439,620

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	832	37,275
G Garages	FSF Full-story fin o/gar	700	46,889
L Living Area	AIR Air conditioning	700	2,128
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	BSMT Basement addition	240	4,423
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	365	9,669

Total additions 134,535

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	22	36	792	110.5	2011	C	87,556	50	43,800
RS1 Frame Utility Shed	14	24	336	30.00	2011	C	10,080	50	5,000
Value at 70%	34,160		Value at 100%				48,800		

