

Property at 00198 KINGS WOOD DRIVE

Prop ID 4850198

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Administrative Information

Owner name: ZHAO FENGKUN AND
Second name: ZHOU ZAOHONG
Address: 198 KINGS WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 4850198 Neigh.: Zone: R40 Vol: 524 Page: 1229

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	419,200

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Jul-2005
Sale price: 735,000
Sale valid: Y

Values

Mkt value :
Cost value: 798,857

Summary

Total assessments	559,200
Total exemptions	
Net assessment	559,200

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0869
Mkt/sale :
Assmt/sale: .7608

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					

.920 acres

Total land value

200,000

140,000

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	372
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	736
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,840
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	356,080
Basement	Full		1,470	
Heating	Yes	A/C Yes		10,190
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				17,500
Other Features	Mason Trim			139,152
	M Stks RR			27,745

Sub-Total				550,667
Grade	A-	Factor 1.4500		798,467
CDU		C&D Factor 1.00		798,467
Depreciation		25 %		598,850
		Computed cost value @ 70%		419,195

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	316	8,371
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	BSMT Basement addition	14	258
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	BSMT Basement addition	18	332
L Living Area	AIR Air conditioning	52	158
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRUF Frame upper full	624	52,248
L Living Area	AIR Air conditioning	624	1,897
G Garages	FRL Attached frame GT 65	873	39,112

Total additions 139,152

