

Property at 00209 KINGS WOOD DRIVE

Prop ID 4850209

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Administrative Information

Owner name: VARANO DARREN AND
 Second name: KELLI-ANN
 Address: 209 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850209 Neigh.: Zone: R40 Vol: 371 Page: 346

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	407,890
Resident Outbldg	1.00	1,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jun-1999
 Sale price: 541,381
 Sale valid: Y

Values

Mkt value :
 Cost value: 785,400

Summary

Total assessments	549,780
Total exemptions	
Net assessment	549,780

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.4507
 Mkt/sale :
 Assmt/sale: 1.0155

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.918	200,000	200,000			200,000	140,000
Primary Site		39,988						

.918 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	Full Baths	4
Grade	47	A-	Half Baths	1
Garage	23	Attached 3 car	Masonry trim sf	1,152
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Rec Room Size	1,200
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Living area	3,824
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1999				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,631	387,520
Basement	Full			
Heating	Yes	A/C Yes		11,080
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				23,000
Other Features	Mason Trim	WB Stks	M Stks	RR
				93,147
				59,337
Sub-Total				574,084
Grade	A-	Factor 1.4500		832,422
CDU		C&D Factor 1.00		832,422
Depreciation		30 %		582,695
		Computed cost value @ 70%		407,887

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	374	25,052
L Living Area	AIR Air conditioning	374	1,137
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	DECK Wood deck	300	7,947

Total additions 93,147

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	18	180	30.00	2008	C	5,400	50	2,700
Utility Shed									
Value at 70%			1,890				Value at 100%		2,700

