

Property at 00225 KINGS WOOD DRIVE

Prop ID 4850225

Printed 07-Feb-2024 8:29 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAMPAGNA WILLIAM A AND
 Second name: KIMBERLY A
 Address: 225 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850225 Neigh.: Zone: R40 Vol: 369 Page: 471

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-May-1999
Resident Land	.92	140,000				Sale price: 600,000
Resident Dwelling	1.00	432,750				Sale valid: Y
						Values
						Mkt value :
						Cost value: 818,214
Summary			Utilities		Sales ratios	
Total assessments	572,750		Water	Connecticut	Cost/sale :	1.3637
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	572,750		Gas	CNG	Assmt/sale:	.9546

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	1,280
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,774
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1999	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,584	378,340
Basement	Full				
Heating	Yes	A/C Yes			10,820
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	Fully Finished		Attic size: 450		17,500
Additions					17,331
Other Features	Mason Trim	WB Stks			156,661
					28,432
Sub-Total					609,084
Grade	A-	Factor 1.4500			883,172
CDU		C&D Factor 1.00			883,172
Depreciation		30 %			618,220
Computed cost value @ 70%					432,754

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	724	48,496
L Living Area	AIR Air conditioning	724	2,201
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313

Total additions 156,661

