

Property at 00226 KINGS WOOD DRIVE

Prop ID 4850226

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## Administrative Information

Owner name: SCHILLING JENNIFER & KARL  
Second name:  
Address: 226 KINGS WOOD DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 005 Clerk map:  
Lot: 4850226 Neigh.: Zone: R40 Vol: 794 Page: 224

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 531,150 |
| Resident Outbldg  | 1.00 | 1,260   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 12-Jun-2024  
Sale price: 1,200,000  
Sale valid:

## Values

Mkt value :  
Cost value: 961,114

## Summary

| Total assessments | 672,780 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 672,780 |  |

## Utilities

| Water | Connecticut |  |
|-------|-------------|--|
| Sewer | Septic      |  |
| Gas   | CNG         |  |

## Sales ratios

Cost/sale : .8009  
Mkt/sale :  
Assmt/sale: .5607

## 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     | .070       | 7,500   | 525     |      |      | 525     | 368       |
| Residual     | 3,049  |            |         |         |      |      |         |           |

.990 acres

Total land value

200,525

140,368

## 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             | 10    |
| 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          | 99   | None             | Dormer linear f         |       |
| Grade          | 50   | A                | Full Baths              | 4     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         | 1,728 |
| Area Over Gar. | 01   | Fully Finished   | Half Baths              | 2     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Addn'l fixtures         | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 1,540 |
| Interior Cond  | 05   | Good             | Living area             | 4,977 |
| Exterior Cond  | 05   | Good             | Whirlpools              | 1     |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1999 |       |

## Building Valuation Summary

|                           |            |                 |              |        |           |
|---------------------------|------------|-----------------|--------------|--------|-----------|
| Dwelling                  | Frame      | 2 story w/bsmt  | Area         | 2,124  | 483,800   |
| Basement                  | Full       |                 |              |        |           |
| Heating                   | Yes        | A/C Yes         |              |        | 13,790    |
| Plumbing                  | 4 F/B      | 2 H/B           | 2 Add'l fix. | 1 Wh/p | Saunas    |
| Attic                     | None       |                 | Attic size:  |        | 25,500    |
| Additions                 |            |                 |              |        | 96,564    |
| Other Features            | Mason Trim | WB Stks         | M Stks       | RR     | 79,683    |
| Sub-Total                 |            |                 |              |        | 699,337   |
| Grade                     | A          | Factor 1.5500   |              |        | 1,083,972 |
| CDU                       |            | C&D Factor 1.00 |              |        | 1,083,972 |
| Depreciation              |            | 30 %            |              |        | 758,780   |
| Computed cost value @ 70% |            |                 |              |        | 531,146   |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 751  | 33,646 |
| G Garages                | FSF Full-story fin o/gar | 641  | 42,937 |
| L Living Area            | AIR Air conditioning     | 641  | 1,949  |
| L Living Area            | OVER Frame Overhang      | 14   | 1,282  |
| L Living Area            | OVER Frame Overhang      | 14   | 1,282  |
| P Porches, Patios, Decks | DECK Wood deck           | 276  | 7,311  |
| L Living Area            | BSMT Basement addition   | 60   | 1,106  |
| L Living Area            | FRFF Frame first floor   | 60   | 6,869  |
| L Living Area            | AIR Air conditioning     | 60   | 182    |

Total additions 96,564

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year  | Cnd           | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|-------|---------------|-------|------|-------|
| RS1 Frame    | 10  | 12  | 120  | 30.00 | 2006  | C             | 3,600 | 50   | 1,800 |
| Utility Shed |     |     |      |       |       |               |       |      |       |
| Value at 70% |     |     |      |       | 1,260 | Value at 100% |       |      |       |
|              |     |     |      |       |       | 1,800         |       |      |       |

