

Property at 00234 KINGS WOOD DRIVE

Prop ID 4850234

Printed 07-Feb-2024 8:30 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KASNER KENNETH R AND
 Second name: BARBARA J
 Address: 234 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850234 Neigh.: Zone: R40 Vol: 373 Page: 058

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Jul-1999
Resident Land	.92	140,000				Sale price: 513,883
Resident Dwelling	1.00	367,650				Sale valid: Y
					Values	
Resident Excess	.08	420				Mkt value :
						Cost value: 725,814
Summary			Utilities		Sales ratios	
Total assessments		508,070	Water	Connecticut	Cost/sale :	1.4124
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		508,070	Gas	CNG	Assmt/sale:	.9887

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	.079	7,500	593			593	415
Residual		3,441						
		.999 acres	Total land value				200,593	140,415

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	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
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	3,838
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,457	353,540
Basement	Full				
Heating	Yes	A/C Yes			10,120
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Other Features					129,538
		WB Stks			6,750
Sub-Total					517,448
Grade	A-	Factor 1.4500			750,300
CDU		C&D Factor 1.00			750,300
Depreciation		30 %			525,210
		Computed cost value @ 70%			367,647

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	767	34,363
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	210	3,870
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	AIR Air conditioning	210	638
L Living Area	BSMT Basement addition	114	2,101
L Living Area	FRFF Frame first floor	114	13,051
L Living Area	AIR Air conditioning	114	347
P Porches, Patios, Decks	DECK Wood deck	344	9,113
Total additions			129,538

