

Property at 00253 KINGS WOOD DRIVE

Prop ID 4850253

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Administrative Information

Owner name: EVANS MARJORIE L
Second name:
Address: 253 KINGS WOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 4850253 Neigh.: Zone: R40 Vol: 403 Page: 265

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	486,660

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 10-May-2001
Sale price: 675,000
Sale valid: Y

Values

Mkt value :
Cost value: 895,229

Summary

Total assessments	626,660
Total exemptions	
Net assessment	626,660

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.3263
Mkt/sale :
Assmt/sale: .9284

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.919	200,000	200,000			200,000	140,000
Primary Site		40,032						

.919 acres Total land value 200,000 140,000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	352,570
Basement	Full		1,452	
Heating	Yes	A/C Yes		10,090
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	15,000
Attic	None	Attic size:		
Additions				182,586
Other Features		WB Stks M Stks RR		37,802

Sub-Total			598,048
Grade	A	Factor 1.5500	926,974
CDU		C&D Factor 1.00	926,974
Depreciation		25 %	695,231
		Computed cost value @ 70%	486,662

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	840	56,267
L Living Area	AIR Air conditioning	840	2,554
L Living Area	BSMT Basement addition	433	7,979
L Living Area	FRFF Frame first floor	433	49,570
L Living Area	AIR Air conditioning	433	1,316
P Porches, Patios, Decks	DECK Wood deck	308	8,159
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021

Total additions 182,586

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	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	02	Fully Unfinished	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	850
Interior Cond	05	Good	Living area	4,177
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2000	

Scale: 1" = 8.45 feet