

Property at 00254 KINGS WOOD DRIVE

Prop ID 4850254

Printed 07-Feb-2024 8:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NESERALLA THOMAS M AND
 Second name: DENA
 Address: 254 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850254 Neigh.: Zone: R40 Vol: 503 Page: 066

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Jul-2004
Resident Land	.92	140,000				Sale price: 749,900
Resident Dwelling	1.00	380,090				Sale valid: Y
					Values	
Resident Excess	.10	500				Mkt value :
					Cost value: 743,700	
Summary			Utilities		Sales ratios	
Total assessments		520,590	Water	Connecticut	Cost/sale :	.9917
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		520,590	Gas	CNG	Assmt/sale:	.6942

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	.095	7,500	713			713	499
Residual		4,138						
		1.015 acres	Total land value				200,713	140,499

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,314	325,620
Basement	Full				
Heating	Yes	A/C Yes			9,330
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		23,000
Additions					123,102
Other Features		WB Stks	RR		18,245
Sub-Total					499,297
Grade	A-	Factor 1.4500			723,981
CDU		C&D Factor 1.00			723,981
Depreciation		25 %			542,986
Computed cost value @ 70%					380,090

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	925	41,442
G Garages	FSF Full-story fin o/gar	598	40,056
L Living Area	AIR Air conditioning	598	1,818
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	182	3,354
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	AIR Air conditioning	182	553
P Porches, Patios, Decks	DECK Wood deck	314	8,318
L Living Area	FRFF Frame first floor	22	2,519

Total additions 123,102

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	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	4
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size	522
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	Actual Year Built: 2000	

