

Property at 00005 KING RICHARDS COURT

Prop ID 4940005

Printed 07-Feb-2024 9:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WOLFE GREGORY & JULIE
 Second name:
 Address: 5 KING RICHARDS COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4940005 Neigh.: Zone: R40 Vol: 713 Page: 21

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Aug-2017
Resident Land	.92	122,500				Sale price: 619,000
Resident Dwelling	1.00	371,020				Sale valid:
Resident Outbldg	1.00	33,320				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 752,786
Summary			Utilities		Sales ratios	
Total assessments		526,950	Water	Connecticut	Cost/sale :	1.2161
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		526,950	Gas	CNG	Assmt/sale:	.8513

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.020	7,500	150			150	105
Residual		871						
		.940 acres	Total land value				175,150	122,605

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	99	None	Rec Room Size	
Air Condition	01	Central Air	Addn'l fixtures	3
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,750
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,449	351,980
Basement	Full				
Heating	Yes	A/C Yes			10,070
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					129,146
Other Features		WB Stks			13,500
Sub-Total					522,196
Grade	A-	Factor 1.4500			757,184
CDU		C&D Factor 1.00			757,184
Depreciation		30 %			530,029
Computed cost value @ 70%					371,020

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	759	34,005
G Garages	FSF Full-story fin o/gar	484	32,420
L Living Area	AIR Air conditioning	484	1,471
L Living Area	BSMT Basement addition	368	6,782
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	AIR Air conditioning	368	1,119
P Porches, Patios, Decks	BPAT Brick/flagstone pati	492	11,220
Total additions			129,146

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	38	684	110.5	2020	B	95,276	50	47,600
Value at 70%			33,320				Value at 100%		47,600

