

Property at 00033 KING RICHARDS COURT

Prop ID 4940033

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## Administrative Information

Owner name: GARGER GREGORY M AND  
 Second name: LAURA R  
 Address: 33 KING RICHARDS COURT  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 4940033 Neigh.: Zone: R40 Vol: 505 Page: 520

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 496,420 |

## Exemptions

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

## Last sale

Sale date: 13-Aug-2004  
 Sale price: 810,000  
 Sale valid: Y

## Values

| Resident Excess |       |  | Mkt value : | Cost value: |
|-----------------|-------|--|-------------|-------------|
| .52             | 2,720 |  |             | 888,057     |

## Summary

| Total assessments | 621,640 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 621,640 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

| Cost/sale : | 1.0964 |
|-------------|--------|
| Mkt/sale :  |        |
| Assmt/sale: | .7675  |

## 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  | .518       | 7,500   | 3,885   |      |      | 3,885   | 2,720     |
| Residual     |     | 22,564     |         |         |      |      |         |           |

1.438 acres

Total land value

178,885

125,220

## Building Valuation Summary

| Dwelling       | Frame          | 2 story w/bsmt     | Area   | 437,710 |
|----------------|----------------|--------------------|--------|---------|
| Basement       | Full with walk |                    | 1,888  |         |
| Heating        | Yes            | A/C Yes            |        | 12,490  |
| Plumbing       | 4 F/B          | 1 H/B 5 Add'l fix. | 1 Wh/p | 23,500  |
| Attic          | None           | Attic size:        |        |         |
| Additions      |                |                    |        | 98,526  |
| Other Features | WB Stks        | M Stks             | RR     | 37,811  |

| Sub-Total                 | 610,037         |
|---------------------------|-----------------|
| Grade A                   | Factor 1.5500   |
| CDU                       | C&D Factor 1.00 |
| Depreciation              | 25 %            |
| Computed cost value @ 70% | 496,418         |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 864  | 38,709 |
| G Garages                | FSF Full-story fin o/gar  | 528  | 35,368 |
| P Porches, Patios, Decks | DECK Wood deck            | 352  | 9,324  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 50   | 3,046  |
| P Porches, Patios, Decks | DECK Wood deck            | 456  | 12,079 |

Total additions 98,526

## 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         |
| Area Over Gar. | 01   | Fully Finished   | Half Baths 1            |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures 5       |
| Air Condition  | 01   | Central Air      | Rec Room Size 1,000     |
| Interior Cond  | 05   | Good             | Living area 4,304       |
| Exterior Cond  | 05   | Good             | Whirlpools 1            |
|                |      |                  | # Living Units 1        |
|                |      |                  | M/F stacks 2            |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 1          |
|                |      |                  | Actual Year Built: 2004 |

