

Property at 00015 KENINGTON ROAD

Prop ID 6170015

Printed 18-Jun-2026 12:02 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BALDWIN ROBERT A TRUSTEE  
Second name: FITZGERALD FERN TRUSTEE  
Address: 15 KENINGTON ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 016 Clerk map:  
Lot: 6170015 Neigh.: BV Zone: R30 Vol: 815 Page: 609

## Assessments

| Assmt category | Qty  | Amount  |
|----------------|------|---------|
| Resident Condo | 1.00 | 353,540 |

## Exemptions

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

## Last sale

Sale date: 02-May-2013  
Sale price: 397,500  
Sale valid:

## Values

Mkt value :  
Cost value: 505,057

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 353,540 |
| Total exemptions  |         |
| Net assessment    | 353,540 |

## Utilities

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

## Sales ratios

Cost/sale : 1.2706  
Mkt/sale :  
Assmt/sale: .8894

## Building Valuation Summary

|                |       |                    |               |         |
|----------------|-------|--------------------|---------------|---------|
| Dwelling       | Frame | 1 1/2 story w/bsmt | Area<br>2,730 | 505,050 |
| Basement       | Full  |                    |               |         |
| Heating        | Yes   | A/C Yes            |               |         |
| Plumbing       | 2 F/B | 1 H/B 1 Add'l fix. | 1 Wh/p        | Saunas  |
| Attic          | None  | Attic size:        |               |         |
| Additions      |       |                    |               |         |
| Other Features |       | M Stks             |               |         |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 505,050 |
| Grade        | Factor                    | 505,050 |
| CDU          | C&D Factor 1.00           | 505,050 |
| Depreciation | %                         | 505,050 |
|              | Computed cost value @ 70% | 353,535 |

## Building additions

| Category | Type | Area | Value |
|----------|------|------|-------|
|----------|------|------|-------|

Total additions

## Residential Dwelling Information

| Subject         | Code | Description      | Condominium                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
|-----------------|------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------|---|-------------|---|----------|---|-----------------|--|--------------|---|-----------------|--|------------|---|-----------------|--|------------|---|----------------|--|-----------------|---|---------------|--|------------|---|-------------|-------|--------|--|----------------|---|------------|---|--|--|------------|--|--|--|--------------|--|--|--|
| Style           | 16   | Condominium      | BUCKINGHAM VILLAGE 01 ALCOTT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Exterior Walls  | 04   | Vinyl Siding     | Story Height 1.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Roof Material   | 01   | Asphalt Shingles |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Roof Type       | 01   | Gable            | <table><tr><td>Total Rooms</td><td>7</td><td>Garage cars</td><td>2</td></tr><tr><td>Bedrooms</td><td>3</td><td>Unfinished area</td><td></td></tr><tr><td>Family Rooms</td><td>1</td><td>Dormer linear f</td><td></td></tr><tr><td>Full Baths</td><td>2</td><td>Masonry trim sf</td><td></td></tr><tr><td>Half Baths</td><td>1</td><td>Finish bsmt sz</td><td></td></tr><tr><td>Addn'l fixtures</td><td>1</td><td>Rec Room Size</td><td></td></tr><tr><td>Whirlpools</td><td>1</td><td>Living area</td><td>2,730</td></tr><tr><td>Saunas</td><td></td><td># Living Units</td><td>1</td></tr><tr><td>M/F stacks</td><td>1</td><td></td><td></td></tr><tr><td>W/B stacks</td><td></td><td></td><td></td></tr><tr><td>W/B openings</td><td></td><td></td><td></td></tr></table> |  |  | Total Rooms | 7 | Garage cars | 2 | Bedrooms | 3 | Unfinished area |  | Family Rooms | 1 | Dormer linear f |  | Full Baths | 2 | Masonry trim sf |  | Half Baths | 1 | Finish bsmt sz |  | Addn'l fixtures | 1 | Rec Room Size |  | Whirlpools | 1 | Living area | 2,730 | Saunas |  | # Living Units | 1 | M/F stacks | 1 |  |  | W/B stacks |  |  |  | W/B openings |  |  |  |
| Total Rooms     | 7    | Garage cars      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  | 2           |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Bedrooms        | 3    | Unfinished area  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Family Rooms    | 1    | Dormer linear f  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Full Baths      | 2    | Masonry trim sf  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Half Baths      | 1    | Finish bsmt sz   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Addn'l fixtures | 1    | Rec Room Size    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Whirlpools      | 1    | Living area      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  | 2,730       |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Saunas          |      | # Living Units   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  | 1           |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| M/F stacks      | 1    |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| W/B stacks      |      |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| W/B openings    |      |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Foundation      | 01   | Poured Concrete  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Interior Walls  | 02   | Drywall          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Floors          | 07   | Hardwood/Carpet  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Heating System  | 02   | Forced Hot Air   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Fuel            | 02   | Natural Gas      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Attic           | 99   | None             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Grade           |      | Unknown          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Garage          | 22   | Attached 2 car   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Area Over Gar.  | 99   | None             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Basement        | 01   | Full             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Bsmt Fin Qual   | 01   | Unfinished       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Air Condition   | 01   | Central Air      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Interior Cond   | 06   | Very Good        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |
| Exterior Cond   | 06   | Very Good        | Actual Year Built: 2006                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |             |   |             |   |          |   |                 |  |              |   |                 |  |            |   |                 |  |            |   |                |  |                 |   |               |  |            |   |             |       |        |  |                |   |            |   |  |  |            |  |  |  |              |  |  |  |

