

Property at 00006 KNOLL LANE

Prop ID 6410006

Printed 08-Feb-2024 11:02 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUMULA KENNETH AND
 Second name: LAMPREIA DORA M
 Address: 6 KNOLL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 11 006
 Lot: 6410006 Neigh.: Zone: R30 Vol: 634 Page: 377

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	347,020
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Dec-2011
 Sale price: 160,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 676,700

Summary

Total assessments	473,690
Total exemptions	
Net assessment	473,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.2294
 Mkt/sale :
 Assmt/sale: 2.9606

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.474	7,500	3,555			3,555	2,489
Residual		20,647						

1.164 acres

Total land value

178,555

124,989

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2011

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,335	329,720
Basement	Full				
Heating	Yes	A/C Yes			9,450
Plumbing	2 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	12,500
Attic	None	Attic size:			
Additions					43,809
Other Features		WB Stks			6,750
Sub-Total					402,229
Grade	A-	Factor 1.4500			583,232
CDU		C&D Factor 1.00			583,232
Depreciation		15 %			495,747
Computed cost value @ 70%					347,023

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	759	34,005
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	AIR Air conditioning	20	61
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 43,809

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2014	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

