

Property at 00012 KNOLL LANE

Prop ID 6410012

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

Administrative Information

Owner name: LAMONICA WILLIAM L JR &
 Second name: NANCY W
 Address: 12 KNOLL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 11 006
 Lot: 6410012 Neigh.: Zone: R30 Vol: 634 Page: 761

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	438,380
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-2011
 Sale price: 160,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 803,457

Summary

Total assessments	562,420	
Total exemptions		
Net assessment	562,420	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 5.0216
 Mkt/sale :
 Assmt/sale: 3.5151

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	.054	7,500	405			405	284
Residual		2,352						

.744 acres

Total land value

175,405

122,784

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
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	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
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	
Basement	Full with walk					1,288	320,540
Heating	Yes	A/C	Yes				9,190
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		17,500
Attic	None	Attic size:					
Additions							145,360
Other Features	M Stks RR						15,531

Sub-Total					508,121
Grade	A-	Factor 1.4500			736,775
CDU		C&D Factor 1.00			736,775
Depreciation		15 %			626,259
		Computed cost value @ 70%			438,381

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	690	30,913
G Garages	FSF Full-story fin o/gar	748	50,104
L Living Area	AIR Air conditioning	748	2,274
L Living Area	BSMT Basement addition	410	7,555
L Living Area	FRFF Frame first floor	410	46,937
L Living Area	AIR Air conditioning	410	1,246
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	AIR Air conditioning	16	49

Total additions 145,360

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2021	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

