

Property at 00023 KNOLL LANE

Prop ID 6410023

Printed 08-Feb-2024 11:03 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NEWPORT MARY LYNN
Second name:
Address: 23 KNOLL LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 11 006
Lot: 6410023 Neigh.: Zone: R30 Vol: 634 Page: 480

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	350,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Dec-2011
Sale price: 160,000
Sale valid: 7

Values

Resident Excess			Mkt value :	Cost value:
.10	510			676,500

Summary

Total assessments	473,550
Total exemptions	
Net assessment	473,550

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.2281
Mkt/sale :
Assmt/sale: 2.9597

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	.097	7,500	728			728	510
Residual		4,225						

.787 acres Total land value 175,728 123,010

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	371,010
Basement	Full		2,466	
Heating	Yes	A/C Yes		10,570
Plumbing	2 F/B	H/B 1 Add'l fix. 1 Wh/p	Saunas	8,000
Attic	None	Attic size:		
Additions				43,816
Other Features		M Stks		3,000

Sub-Total	436,396	
Grade B+	Factor 1.3500	589,135
CDU	C&D Factor 1.00	589,135
Depreciation	15 %	500,765
	Computed cost value @ 70%	350,536

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	962	43,100
P Porches, Patios, Decks	CPAT Concrete patio	84	716
P Porches, Patios, Decks	DECK Wood deck		

Total additions 43,816

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 2,466
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2011

