

Property at 00027 KNOLL LANE

Prop ID 6410027

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

Administrative Information

Owner name: DECASTRO KATHLEEN E & DAVID L
 Second name:
 Address: 27 KNOLL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 11 006
 Lot: 6410027 Neigh.: Zone: R30 Vol: 666 Page: 85

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	480,250
Resident Outbldg	2.00	29,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Aug-2013
 Sale price: 770,000
 Sale valid:

Values

Mkt value :
 Cost value: 906,729

Summary

Total assessments	634,710	
Total exemptions		
Net assessment	634,710	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.1776
 Mkt/sale :
 Assmt/sale: .8243

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	.528	7,500	3,960			3,960	2,772
Residual		23,000						

1.218 acres

Total land value

178,960

125,272

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,809	422,290
Basement	Full with walk			
Heating	Yes	A/C Yes		12,060
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	23,000
Attic	None	Attic size:		
Additions				67,479
Other Features		M Stks RR		31,820

Sub-Total			556,649
Grade	A-	Factor 1.4500	807,141
CDU		C&D Factor 1.00	807,141
Depreciation		15 %	686,070
		Computed cost value @ 70%	480,249

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
L Living Area	BSMT Basement addition	90	1,659
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	AIR Air conditioning	90	274
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011
P Porches, Patios, Decks	BPAT Brick/flagstone pati	908	20,706

Total additions 67,479

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.	99	None	
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

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2014	C	71,636	50	35,800
RS1 Frame Utility Shed	18	22	396	30.00	2015	C	11,880	50	5,900

Value at 70% 29,190

Value at 100% 41,700

