

Property at 00184 KINGS WOOD DRIVE

53

Prop ID 4850184

Printed 17-Jul-2018 8:30 AM

Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	CASTOR PARRISH AND CHELSEA
Second name:	
Address:	184 KINGS WOOD DRIVE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,631
Basement	Full		274,930
Heating	Yes	A/C Yes	8,330
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p Saunas
Attic	None	Attic size:	13,600
Additions			87,400
Other Features	Mason Trim WB Stks M Stks RR		25,300
Sub-Total			409,560
Grade	A-	Factor 1.4500	593,862
CDU		C&D Factor 1.00	593,862
Depreciation		15 %	504,783
Computed cost value @ 70%			353,348

Location Information					
Map: 005	Clerk map:				
Lot: 4850184	Neigh.:	Zone: R40	Vol: 720 Page: 492		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Jun-2018
Resident Land	.92	140,000			Sale price: 630,000
Resident Excess	.16	840			Sale valid:
Resident Dwelling	1.00	353,350			Values
Resident Outbldg	1.00	340			Mkt value :
Summary			Utilities		Sales ratios
Total assessments	494,530		Water	Collinsville	Cost/sale : 1.1214
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment	494,530		Gas	CNG	Assmt/sale: .7850

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	23,600
G Garages	FSF Full-story fin o/gar	572	27,000
L Living Area	AIR Air conditioning	572	1,200
P Porches, Patios, Decks	FOFF Frame open first flo	52	2,200
L Living Area	BSMT Basement addition	231	3,000
L Living Area	FRFF Frame first floor	231	18,700
L Living Area	AIR Air conditioning	231	500
L Living Area	BSMT Basement addition	20	300
L Living Area	FRFF Frame first floor	20	1,600
P Porches, Patios, Decks	BPAT Brick/flagstone pati	580	9,300

Total additions 87,400

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	8	48	20.00		C	960	50	480
Utility Shed									
Value at 70%			336	Value at 100%			480		

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.160	7,500	1,200			1,200	840
Residual		6,970						
1.080 acres				Total land value			201,200	140,840

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Masonry trim sf	412
Garage	23	Attached 3 car	Finish bsmt sz	
Area Over Gar.	01	Fully Finished	Addtn'l fixtures	3
Basement	01	Full	Rec Room Size	700
Bsmt Fin Qual	03	Rec Room W/ Air	Living area	4,085
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2001				

