

Property at 00075 KNOLLWOOD LANE

Prop ID 2970075

Printed 14-Feb-2019 7:10 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	MCFADDEN DAVID W & NANCY GAIL
Second name:	
Address:	75 KNOLLWOOD LANE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary					
Dwelling	Frame	2 story w/bsmt	Area	1,366	252,980
Basement	Full with walk				
Heating	Yes	A/C	Yes		7,670
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas 15,200
Attic	None			Attic size:	
Additions					110,704
Other Features	WB Stks	RR			25,564
Sub-Total					412,118
Grade	A	Factor	1.5500		638,783
CDU		C&D Factor	1.00		638,783
Depreciation			20 %		511,026
Computed cost value @ 70%					357,718

Location Information					
Map:	020	Clerk map:			
Lot:	2970075	Neigh.:		Zone:	RU2A
				Vol:	721
				Page:	043
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Jun-2012
Resident Land	2.00	105,000			Sale price: 800,000
Resident Excess	1.57	8,240			Sale valid:
Resident Dwelling	1.00	357,720			Values
					Mkt value :
					Cost value: 672,800
Summary			Utilities		Sales ratios
Total assessments		470,960	Water	Well	Cost/sale : .8410
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		470,960	Gas	None	Assmt/sale: .5887

Land Information							
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2,000	150,000	150,000		150,000	105,000
Primary Site		87,120					
RES	12	1,570	7,500	11,775		11,775	8,243
Residual		68,389					
3.570 acres				Total land value		161,775	113,243

Building additions					
Category	Type		Area	Value	
G Garages	FR	Attached frame LE 65	576	19,360	
G Garages	FSF	Full-story fin o/gar	420	20,839	
L Living Area	AIR	Air conditioning	420	946	
P Porches, Patios, Decks	DECK	Wood deck	715	14,030	
P Porches, Patios, Decks	DECK	Wood deck	90	1,766	
L Living Area	BSMT	Basement addition	419	5,719	
L Living Area	FRFF	Frame first floor	419	35,531	
L Living Area	AIR	Air conditioning	419	944	
L Living Area	FRUF	Frame upper full	180	11,164	
L Living Area	AIR	Air conditioning	180	405	
Total additions			110,704		

Residential Dwelling Information						
Subject	Code	Description	Condominium			
Style	02	Cape				
Exterior Walls	02	Wood Shingles				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	07	Hydro Air	Full Baths	4	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addtn'l fixtures	4	Rec Room Size	1,000
Grade	50	A	Whirlpools		Living area	3,751
Garage	22	Attached 2 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	04	Full with walk-o	W/B stacks	1		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1980			

