

Property at 00052 OLD KINGS ROAD

Prop ID 3370052

Printed 02-May-2015 9:23 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: WRIGHT CHRISTOPHER G AND
 Second name: BROUSSEAU DIANE E
 Address: 52 OLD KINGS ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,302	232,720
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas 14,100
Attic	None			Attic size:	
Additions					98,800
Other Features	Mason Trim WB Stks		Unfin	3,500	27,570
Sub-Total					373,190
Grade	A-	Factor	1.4500		541,130
CDU		C&D Factor	1.00		541,130
Depreciation			35 %		351,740
Computed cost value @ 70%					246,220

Location Information
 Map: 017 Clerk map:
 Lot: 3370052 Neigh.: Zone: Vol: 525 Page: 003

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-Jul-2005
Resident Land	.92	122,500			Sale price: 555,000
Resident Dwelling	1.00	246,220			Sale valid: Y
Resident Outbldg	1.00	670			
Resident Excess	.29	1,520			
Summary			Utilities		Sales ratios
Total assessments		370,910	Water	Avon	Cost/sale: .9547
Total exemptions			Sewer	Public sewer	Mkt/sale:
Net assessment		370,910	Gas		Assmt/sale: .6683

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	784	24,800
G Garages	FSF Full-story fin o/gar	560	26,500
L Living Area	FRFF Frame first floor	279	22,500
L Living Area	BSMT Basement addition	279	3,600
P Porches, Patios, Decks	DECK Wood deck	508	9,500
L Living Area	FRFF Frame first floor	56	4,500
L Living Area	FRUF Frame upper full	56	3,300
L Living Area	AIR Air conditioning	1,302	2,800
L Living Area	AIR Air conditioning	560	1,200
L Living Area	AIR Air conditioning	56	100
Total additions			98,800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00		C	1,920	50	960
Utility Shed									
Value at 70%			670	Value at 100%			960		

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.290	7,500	2,175			2,175	1,520
Residual		12,632						
1.210 acres				Total land value			177,175	124,020

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	05	Half Story Finis	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	04	Living Area w/o	M/F stacks	
Air Condition		Unknown	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1983	

