

Property at 00083 CIDER BROOK ROAD

Prop ID 1800083

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Administrative Information

Owner name: SLOAT ROBERT ALBERT JR & ANKE
 Second name:
 Address: 83 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 1800083 Neigh.: Zone: RU2A Vol: 787 Page: 564

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	334,020

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Aug-2023
 Sale price: 800,000
 Sale valid: 07

Values

Resident Excess	1.26	6,620

Mkt value :
 Cost value: 651,629

Summary

Total assessments	456,140
Total exemptions	
Net assessment	456,140

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8145
 Mkt/sale :
 Assmt/sale: .5702

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	165,000	165,000			165,000	115,500
Primary Site		87,120						
RES	12	1.260	7,500	9,450			9,450	6,615
Residual		54,886						

3.260 acres

Total land value

174,450

122,115

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	06	Very Good	
Exterior Cond	06	Very Good	

Total Rooms	6	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures	3	Rec Room Size	300
Whirlpools		Living area	3,148
Saunas		# Living Units	1
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 1964

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	377,580
Basement	Full		1,864	
Heating	Yes	A/C Yes		10,780
Plumbing	3 F/B	H/B 3 Add'l fix.	Wh/p	11,500
Attic	None	Attic size:		
Additions				53,424
Other Features	WB Stks	RR		20,106

Sub-Total	473,390
Grade B	
Factor 1.2600	596,471
CDU	
C&D Factor 1.00	596,471
Depreciation	
20 %	477,177
Computed cost value @ 70%	334,024

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	188	21,522
G Garages	FR Attached frame LE 65	495	22,026
P Porches, Patios, Decks	BPAT Brick/flagstone pati	408	9,304
L Living Area	AIR Air conditioning	188	572

Total additions 53,424

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value

Value at 70% Value at 100%

