

Property at 00100 CIDER BROOK ROAD

Prop ID 1800100

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Administrative Information

Owner name: NEAMTZ ROSEMARY P
 Second name:
 Address: 100 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 22 004
 Lot: 1800100 Neigh.: Zone: RU2A Vol: 784 Page: 1154

Assessments

Assmt category	Qty	Amount
Resident Land	1.00	115,500
Resident Dwelling	1.00	269,590
Resident Outbldg	2.00	12,460

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 01-Jun-2023
 Sale price: 700,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 567,929

Summary

Total assessments	397,550
Total exemptions	
Net assessment	397,550

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8113
 Mkt/sale :
 Assmt/sale: .5679

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.000	165,000	165,000		165,000	115,500
Primary Site		43,560					

1.000 acres

Total land value

165,000

115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	99	None		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 1949

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	168,620
Basement	Full		928	
Heating	Yes	A/C Yes		4,860
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	15,000
Attic	None	Attic size:		
Additions				171,804
Other Features	WB Stks	RR		21,787
Sub-Total				382,071
Grade	B	Factor 1.2600		481,409
CDU		C&D Factor 1.00		481,409
Depreciation		20 %		385,127
		Computed cost value @ 70%		269,589

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	FOFF Frame open first flo	8	487
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	AIR Air conditioning	136	413
L Living Area	FRFF Frame first floor	204	23,354
L Living Area	AIR Air conditioning	204	620
L Living Area	FRFF Frame first floor	654	74,871
L Living Area	AIR Air conditioning	654	1,988
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	384	25,722
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	CNPY Canopy	80	1,695

Total additions 171,804

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	24	432	74.05		C	31,990	50	16,000
RS1 Frame Utility Shed	10	12	120	30.00	2014	C	3,600	50	1,800
Value at 70%			12,460				Value at 100%		17,800

