

Property at 00195 CIDER BROOK ROAD

Prop ID 1800195

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Administrative Information

Owner name: SONI DEEPA AND
 Second name: YELLAYI SRINIVAS S
 Address: 195 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 1800195 Neigh.: Zone: RU2A Vol: 788 Page: 337

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-Sep-2023
Resident Land	2.00	140,000			Sale price: 1,550,000
Resident Dwelling	1.00	670,730			Sale valid:
					Values
Resident Excess	.02	110			Mkt value :
					Cost value: 1,158,343
					Sales ratios
Total assessments	810,840		Water Well		Cost/sale : .7473
Total exemptions			Sewer Septic		Mkt/sale :
Net assessment	810,840		Gas None		Assmt/sale: .5231

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000		200,000	140,000
Primary Site		87,120					
RES	12	.020	7,500	150		150	105
Residual		871					
		2.020 acres		Total land value		200,150	140,105

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,202	499,040
Basement	Full with walk		
Heating	Yes A/C Yes		14,220
Plumbing	5 F/B 2 H/B 5 Add'l fix. 1 Wh/p	Saunas	32,000
Attic	None Attic size:		
Additions			123,283
Other Features	WB Stks RR		57,351
Sub-Total			725,894
Grade	A+	Factor 1.6500	1,197,725
CDU		C&D Factor 1.00	1,197,725
Depreciation		20 %	958,180
		Computed cost value @ 70%	670,726

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	856	38,351
G Garages	FSF Full-story fin o/gar	784	52,515
L Living Area	AIR Air conditioning	784	2,383
P Porches, Patios, Decks	F0FF Frame open first flo	35	2,132
P Porches, Patios, Decks	F0FF Frame open first flo	98	5,971
P Porches, Patios, Decks	F0FF Frame open first flo	153	9,322
P Porches, Patios, Decks	DECK Wood deck	476	12,609
Total additions			123,283

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	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,650
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,188
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 2006	

