

Administrative Information	
Owner name:	ROBERTO NICHOLAS
Second name:	
Address:	11 REVERKNOLLS
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	812
Basement	Full		198,440
Heating	Yes	A/C Yes	5,730
Plumbing	3 F/B	H/B 1 Add'l fix. Wh/p	10,500
Attic	None	Attic size:	
Additions			231,146
Other Features	WB Stks	RR	36,043
Sub-Total			481,859
Grade	B+	Factor 1.3500	650,510
CDU		C&D Factor 1.00	650,510
Depreciation		35 %	422,832
Computed cost value @ 70%			295,982

Location Information						
Map: 021	Clerk map:					
Lot: 3690011	Neigh.:	Zone: RU2A	Vol: 777 Page: 205			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Jul-2022	
Resident Land	2.00	91,880			Sale price: 760,000	
Resident Dwelling	1.00	295,980			Sale valid:	
Resident Outbldg	2.00	42,000			Values	
Resident Excess	.46	2,420			Mkt value :	
Summary		Utilities		Sales ratios		
Total assessments	432,280	Water	Well	Cost/sale :	.8126	
Total exemptions		Sewer	Septic	Mkt/sale :		
Net assessment	432,280	Gas	None	Assmt/sale:	.5688	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	484	55,409
L Living Area	FRFF Frame first floor	195	22,324
L Living Area	BSMT Basement addition	195	3,593
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
L Living Area	FRFF Frame first floor	736	84,258
L Living Area	BSMT Basement addition	736	13,563
L Living Area	FRFF Frame first floor	325	37,206
L Living Area	AIR Air conditioning	484	1,471
L Living Area	AIR Air conditioning	195	593
L Living Area	AIR Air conditioning	736	2,237
L Living Area	AIR Air conditioning	325	988
Total additions			231,146

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2,000	175,000	175,000	.25	131,250	91,875
Primary Site		87,120					
RES	12	.460	7,500	3,450		3,450	2,415
Residual		20,038					
2.460 acres		Total land value		134,700		94,290	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	
Grade	43	B+	Finish bsmt sz	
Garage	32	Detached 2 car	Addn'l fixtures	1
Area Over Gar.	99	None	Living area	2,958
Basement	01	Full	Whirlpools	
Bsmt Fin Qual	03	Rec Room W/ Air	Saunas	
Air Condition	01	Central Air	# Living Units	1
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	2
			W/B openings	4
Actual Year Built: 1968				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	36	24	864	55.95		C	48,341	50	24,200
Block Detach Garage									
RP5 Pool w/ Gunite	36	18	648	110.5		C	71,636	50	35,800
Value at 70%			42,000	Value at 100%			60,000		

