

Property at 00096 REVERKNOLLS

Prop ID 3690096

Printed 07-Feb-2024 12:16 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ROURKE MEGAN  
 Second name:  
 Address: 96 REVERKNOLLS  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 020 Clerk map:  
 Lot: 3690096 Neigh.: Zone: RU2A Vol: 788 Page: 1077

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 122,500 |
| Resident Outbldg  | 2.00 | 2,730   |
| Resident Dwelling | 1.00 | 337,090 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 17-Oct-2023  
 Sale price: 689,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 665,486

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 465,840 |
| Total exemptions  |         |
| Net assessment    | 465,840 |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : .9659  
 Mkt/sale :  
 Assmt/sale: .6761

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | 2.000      | 175,000 | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site |     | 87,120     |         |         |      |      |         |           |
| RES          | 12  | .670       | 7,500   | 5,025   |      |      | 5,025   | 3,518     |
| Residual     |     | 29,185     |         |         |      |      |         |           |

2.670 acres Total land value 180,025 126,018

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 01   | Ranch            |             |  |
| Exterior Walls | 02   | Wood Shingles    |             |  |
| 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          | 43   | B+               |             |  |
| Garage         | 22   | Attached 2 car   |             |  |
| Area Over Gar. | 99   | None             |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 04   | Living Area w/o  |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 06   | Very Good        |             |  |
| Exterior Cond  | 06   | Very Good        |             |  |

Actual Year Built: 1965

## Building Valuation Summary

|                |            |                |              |      |        |         |
|----------------|------------|----------------|--------------|------|--------|---------|
| Dwelling       | Frame      | 1 story w/bsmt |              |      | Area   |         |
| Basement       | Full       |                |              |      | 2,222  | 338,900 |
| Heating        | Yes        | A/C Yes        |              |      |        | 9,660   |
| Plumbing       | 3 F/B      | 1 H/B          | 1 Add'l fix. | Wh/p | Saunas | 14,000  |
| Attic          | None       | Attic size:    |              |      |        |         |
| Additions      |            |                |              |      |        | 44,586  |
| Other Features | Mason Trim | WB Stks        |              |      |        | 38,744  |

|              |    |  |                           |  |         |
|--------------|----|--|---------------------------|--|---------|
| Sub-Total    |    |  |                           |  | 445,890 |
| Grade        | B+ |  | Factor 1.3500             |  | 601,952 |
| CDU          |    |  | C&D Factor 1.00           |  | 601,952 |
| Depreciation |    |  | 20 %                      |  | 481,562 |
|              |    |  | Computed cost value @ 70% |  | 337,093 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 24   | 1,462  |
| L Living Area            | FRFF Frame first floor    | 138  | 15,798 |
| G Garages                | FR Attached frame LE 65   | 506  | 22,456 |
| P Porches, Patios, Decks | DECK Wood deck            | 168  | 4,450  |
| L Living Area            | AIR Air conditioning      | 138  | 420    |

Total additions 44,586

## Outbuilding Information

| Description            | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|------------------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| BPT Brick Patio        | 16  | 18  | 288   | 21.10 |      | C   | 6,077         | 50   | 3,000 |
| RS1 Frame Utility Shed | 10  | 6   | 60    | 30.00 |      | C   | 1,800         | 50   | 900   |
| Value at 70%           |     |     | 2,730 |       |      |     | Value at 100% |      | 3,900 |

