

Property at 00018 CIDER BROOK ROAD

Prop ID 1800018

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Administrative Information

Owner name: SHOOSTER SAMUEL J & TAYLAH E
 Second name:
 Address: 18 CIDER BROOK RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 05 046
 Lot: 1800024 Neigh.: Zone: RU2A Vol: 770 Page: 1002

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Outbldg	2.00	1,540
Resident Dwelling	1.00	421,990

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-2021
 Sale price: 685,000
 Sale valid:

Values

Mkt value :
 Cost value: 783,914

Summary

Total assessments	548,740
Total exemptions	
Net assessment	548,740

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1444
 Mkt/sale :
 Assmt/sale: .8011

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	1.850	7,500	13,875			13,875	9,713
Residual		80,586						

3.850 acres

Total land value

178,875

125,213

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	57	AA-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	02	Partial < half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1938	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	298,470
Basement	Partial < half					1,175	-2,770
Heating	Yes	A/C	Yes				8,570
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas		10,000
Attic	None	Attic size:					
Additions							203,452
Other Features	WB Stks M Stks						12,250
Sub-Total							529,972
Grade	AA-	Factor	1.7500				927,451
CDU		C&D Factor	1.00				927,451
Depreciation				35 %			602,843
				Computed cost value @ 70%			421,990

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	170	4,856
P Porches, Patios, Decks	CPAT Concrete patio	54	460
L Living Area	FRFF Frame first floor	520	59,530
L Living Area	FRUF Frame upper full	520	43,540
L Living Area	AIR Air conditioning	1,040	3,162
P Porches, Patios, Decks	FOFF Frame open first flo	105	6,397
L Living Area	FRFF Frame first floor	31	3,549
P Porches, Patios, Decks	FEFF Frame enclosed first	200	19,072
L Living Area	FRFF Frame first floor	252	28,849
P Porches, Patios, Decks	CNPY Canopy	84	1,780
G Garages	FRL Attached frame GT 65	720	32,257

Total additions 203,452

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	16	96	30.00		C	2,880	50	1,400
Utility Shed									
GHS Greenhouse	9	10	90	16.90		C	1,521	50	800
Value at 70%					1,540		Value at 100%		2,200

