

Property at 00039 CIDER BROOK ROAD

Prop ID 1800039

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Administrative Information

Owner name: LARUE CRAIG & ALEXANDRA
Second name:
Address: 39 CIDER BROOK ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
Lot: 1800039 Neigh.: Zone: RU2A Vol: 661 Page: 441

Assessments

Assmt category	Qty	Amount
Resident Land	1.29	86,630
Resident Dwelling	1.00	137,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-May-2013
Sale price: 255,000
Sale valid:

Values

Mkt value :
Cost value: 320,129

Summary

Total assessments	224,090
Total exemptions	
Net assessment	224,090

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2554
Mkt/sale :
Assmt/sale: .8788

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.290	165,000	165,000		.25	123,750	86,625
Primary Site		56,192						

1.290 acres

Total land value

123,750

86,625

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,153	198,230
Basement	Full			
Heating	Yes	A/C Yes		5,700
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p Saunas
Attic	Unfinished		Attic size: 1,153	15,413
Additions				50,145
Other Features		WB Stks		6,750

Sub-Total			279,738
Grade	C+	Factor 1.0800	302,117
CDU		C&D Factor 1.00	302,117
Depreciation		35 %	196,376
		Computed cost value @ 70%	137,463

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	BSMT Basement addition	42	774
G Garages	FR Attached frame LE 65	456	20,505
P Porches, Patios, Decks	FOFF Frame open first flo	26	1,584
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
P Porches, Patios, Decks	DECK Wood deck	216	5,722

Total additions 50,145

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars 2
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 1,209
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1948

