

Property at 00057 CIDER BROOK ROAD

Prop ID 1800057

Printed 05-Feb-2024 3:29 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CERQUA MARQ & ANDREA
 Second name:
 Address: 57 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 1800057 Neigh.: Zone: RU2A Vol: 769 Page: 047

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Nov-2021
Resident Land	1.80	115,500				Sale price: 395,000
Resident Dwelling	1.00	194,610				Sale valid:
Resident Outbldg	1.00	840				Values
					Mkt value :	
					Cost value:	444,214
Summary			Utilities		Sales ratios	
Total assessments	310,950		Water	Well	Cost/sale :	1.1246
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	310,950		Gas	None	Assmt/sale:	.7872

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.800	165,000	165,000			165,000	115,500
Primary Site		78,408						
		1.800 acres	Total land value				165,000	115,500

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	6
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1944	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	598	185,790
Basement	None				-5,140
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					200,129
Other Features		WB Stks			6,750
Sub-Total					396,029
Grade	C+	Factor 1.0800			427,711
CDU		C&D Factor 1.00			427,711
Depreciation		35 %			278,012
Computed cost value @ 70%					194,608

Building additions

Category	Type	Area	Value
L Living Area	PATT Part finished attic	199	5,317
L Living Area	FRFF Frame first floor	199	22,782
L Living Area	BSMT Basement addition	199	3,667
P Porches, Patios, Decks	BPAT Brick/flagstone pati	91	2,075
L Living Area	FRFF Frame first floor	715	81,854
P Porches, Patios, Decks	BPAT Brick/flagstone pati	208	4,743
L Living Area	OVER Frame Overhang	26	2,381
G Garages	FRL Attached frame GT 65	665	29,793
L Living Area	FRUF Frame upper full	480	40,190
L Living Area	FRFF Frame first floor	64	7,327
Total additions			200,129

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		840	Value at 100%		1,200				

