

Property at 00069 CIDER BROOK ROAD

Prop ID 1800069

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Administrative Information

Owner name: BENSON NICOLE R ARCHAMBAULT
 Second name:
 Address: 69 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 1800069 Neigh.: Zone: RU2A Vol: 739 Page: 1281

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-May-2020
Resident Land	1.51	115,500				Sale price: 369,900
Resident Dwelling	1.00	172,880				Sale valid:
Resident Outbldg	1.00	840				Values
					Mkt value :	
					Cost value:	413,171
Summary			Utilities		Sales ratios	
Total assessments	289,220		Water	Well	Cost/sale :	1.1170
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	289,220		Gas	None	Assmt/sale:	.7819

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.510	165,000	165,000			165,000	115,500
Primary Site		65,776						
		1.510 acres		Total land value			165,000	115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	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: 1956	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				900	213,420
Basement	Full						
Heating	Yes	A/C Yes					6,150
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							92,429
Other Features		WB Stks					9,250
Sub-Total							324,749
Grade	B-		Factor 1.1700				379,956
CDU			C&D Factor 1.00				379,956
Depreciation			35 %				246,971
Computed cost value @ 70%							172,880

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	FRFF Frame first floor	190	21,751
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	AIR Air conditioning	272	827
L Living Area	AIR Air conditioning	190	578
L Living Area	FRFF Frame first floor	24	2,748
Total additions			92,429

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

