

Property at 00076 CIDER BROOK ROAD

Prop ID 1800076

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Administrative Information

Owner name: SAMBERG JOEL & BONNIE
Second name:
Address: 76 CIDER BROOK ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
Lot: 1800076 Neigh.: Zone: RU2A Vol: 605 Page: 1009

Assessments

Assmt category	Qty	Amount
Resident Land	1.50	115,500
Resident Dwelling	1.00	147,680
Resident Outbldg	1.00	770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-May-2010
Sale price: 308,000
Sale valid:

Values

Mkt value :
Cost value: 377,071

Summary

Total assessments	263,950
Total exemptions	
Net assessment	263,950

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2243
Mkt/sale :
Assmt/sale: .8570

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.500	165,000	165,000			165,000	115,500
Primary Site		65,340						

1.500 acres

Total land value

165,000

115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
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	1
Heating System	01	Hot Water	Full Baths	1
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.	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: 1950	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	936	219,560
Basement	Full				
Heating	Yes	A/C Yes			6,320
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					61,009
Other Features	Mason Trim	WB Stks			10,138

Sub-Total					300,527
Grade	C+	Factor 1.0800			324,569
CDU		C&D Factor 1.00			324,569
Depreciation		35 %			210,970
		Computed cost value @ 70%			147,679

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	FRFF Frame first floor	192	21,980
G Garages	FR Attached frame LE 65	520	23,002

Total additions 61,009

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	9	8	72	30.00		C	2,160	50	1,100
Utility Shed									

Value at 70%

770

Value at 100%

1,100

