

Property at 00091 CIDER BROOK ROAD

Prop ID 1800091

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Administrative Information

Owner name: KELLER JAMES J AND
 Second name: CHIRGOTIS CANDICE M
 Address: 91 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 1800091 Neigh.: Zone: RU2A Vol: 524 Page: 234

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Jun-2005	
Resident Land	2.00	115,500			Sale price: 405,000	
Resident Dwelling	1.00	216,540			Sale valid: Y	
Resident Outbldg	1.00	2,310				
					Values	
					Mkt value :	
					Cost value: 477,643	
Summary			Utilities		Sales ratios	
Total assessments	334,350		Water Well		Cost/sale : 1.1794	
Total exemptions			Sewer Septic		Mkt/sale :	
Net assessment	334,350		Gas None		Assmt/sale: .8256	

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					
		2.000 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	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	2,398
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	06	Ductless Split U		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1948	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,088	245,440
Basement	Full			
Heating	Yes	A/C Yes		7,050
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				130,775
Other Features		WB Stks		13,500
Sub-Total				406,765
Grade	B-	Factor 1.1700		475,915
CDU		C&D Factor 1.00		475,915
Depreciation		35 %		309,345
Computed cost value @ 70%				216,542

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	100	2,649
L Living Area	FRFF Frame first floor	598	68,460
P Porches, Patios, Decks	FEFF Frame enclosed first	195	18,596
G Garages	FR Attached frame LE 65	598	26,045
P Porches, Patios, Decks	UTIL Utility building	168	4,799
P Porches, Patios, Decks	FOFF Frame open first flo	138	8,408
L Living Area	AIR Air conditioning	598	1,818
Total additions			130,775

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	22	220	30.00	2021	C	6,600	50	3,300
Utility Shed									
Value at 70%		2,310					Value at 100%		3,300

