

Property at 00096 CIDER BROOK ROAD

Prop ID 1800096

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Administrative Information

Owner name: MAHONEY PETER J AND
Second name: ANDREWS CARMEN M
Address: 96 CIDER BROOK ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
Lot: 1800096 Neigh.: Zone: RU2A Vol: 242 Page: 564

Assessments

Assmt category	Qty	Amount
Resident Land	1.49	115,500
Resident Dwelling	1.00	169,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Jan-1991
Sale price: 195,000
Sale valid:

Values

Mkt value :
Cost value: 406,886

Summary

Total assessments	284,820
Total exemptions	
Net assessment	284,820

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0866
Mkt/sale :
Assmt/sale: 1.4606

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.490	165,000	165,000		165,000	115,500
Primary Site		64,904					

1.490 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	2
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	1
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

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	792	195,030
Basement	Full			
Heating	Yes	A/C Yes		5,630
Plumbing	3 F/B	H/B 1 Add'l fix. 1 Wh/p	Saunas	13,000
Attic	None	Attic size:		
Additions				124,151
Other Features		WB Stks		6,750

Sub-Total			344,561
Grade	C+	Factor 1.0800	372,126
CDU		C&D Factor 1.00	372,126
Depreciation		35 %	241,882
		Computed cost value @ 70%	169,317

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	F0FF Frame open first flo	132	8,042
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	514	58,843
L Living Area	FRUF Frame upper full	396	33,157
L Living Area	AIR Air conditioning	514	1,563
L Living Area	AIR Air conditioning	396	1,204

Total additions 124,151

Scale: 1" = 6.81 feet