

Property at 00106 CIDER BROOK ROAD

Prop ID 1800106

Printed 12-Jun-2024 2:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MORGAN LEE A TRUSTEE
 Second name:
 Address: 106 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 1800106 Neigh.: Zone: RU2A Vol: 766 Page: 332

Assessments

Assmt category	Qty	Amount
Resident Land	1.00	115,500
Resident Dwelling	1.00	351,720
Resident Outbldg	3.00	34,020

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 17-Sep-2021
 Sale price: 250,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 716,057

Summary

Total assessments	501,240
Total exemptions	
Net assessment	501,240

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.8642
 Mkt/sale :
 Assmt/sale: 2.0050

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.000	165,000	165,000		165,000	115,500
Primary Site		43,560					

1.000 acres	Total land value	165,000	115,500
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Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,631
Basement	Partial > half		
Heating	Yes	A/C Yes	
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p
Attic	None	Attic size:	
Additions			36,710
Other Features	WB Stks		6,750

Sub-Total		398,770
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	502,450
Depreciation	%	502,450
	Computed cost value @ 70%	351,715

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	647	27,957
L Living Area	UATT Unfinished attic	500	8,753

Total additions	36,710
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors		Unknown		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	07	Attic		
Basement	03	Partial > half		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Condominium

Story Height 1.5

Total Rooms	6	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	3	Rec Room Size	
Whirlpools		Living area	2,711
Saunas		# Living Units	1
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 2023

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	24	288	55.95	2022	B	20,303	50	10,200
Block Detach Garage									
RS1 Frame	12	16	192	30.00	2022	C	5,760	50	2,900
Utility Shed									
RP1 Pool w/ Plastic Linr	24	40	960	74.05		C	71,088	50	35,500

Value at 70% 34,020

Value at 100% 48,600

