

Property at 00107 CIDER BROOK ROAD

Prop ID 1800107

Printed 24-Jul-2025 8:19 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BEAUCHENE AMY
 Second name:
 Address: 107 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 1800107 Neigh.: Zone: RU2A Vol: 805 Page: 35

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-2025	
Resident Land	1.90	115,500			Sale price: 685,000	
Resident Dwelling	1.00	215,720			Sale valid:	
Resident Outbldg	3.00	11,760			Values	
					Mkt value :	
					Cost value: 489,971	
Summary			Utilities		Sales ratios	
Total assessments	342,980		Water	Well	Cost/sale :	.7153
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	342,980		Gas	None	Assmt/sale:	.5007

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.900	165,000	165,000		165,000	115,500
Primary Site		82,764					
1.900 acres				Total land value		165,000	115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	251,740
Basement	Full		1,125	
Heating	Yes	A/C Yes		7,230
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	10,500
Attic	None	Attic size:		
Additions				117,991
Other Features		WB Stks	RR	17,761
Sub-Total				405,222
Grade	B-	Factor 1.1700		474,110
CDU		C&D Factor 1.00		474,110
Depreciation		35 %		308,172
Computed cost value @ 70%				215,720

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	289	6,590
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	DECK Wood deck	182	4,821
L Living Area	FRFF Frame first floor	22	2,519
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	AIR Air conditioning	90	274
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FR Attached frame LE 65	624	27,060
G Garages	FSF Full-story fin o/gar	494	33,090
L Living Area	AIR Air conditioning	494	1,502
Total additions			117,991

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
RC2 Canopy	10	10	100	21.10		C	2,110	50	1,100
RP1 Pool w/ Plastic Linr	12	32	384	74.05		C	28,435	50	14,200
Value at 70%		11,760	Value at 100%		16,800				

