

Property at 00117 CIDER BROOK ROAD

Prop ID 1800117

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Administrative Information

Owner name: WEINTRAUB SHARON
 Second name:
 Address: 117 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 1800117 Neigh.: Zone: RU2A Vol: 650 Page: 37

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Oct-2012
Resident Land	2.00	115,500				Sale price: 375,000
Resident Outbldg	1.00	3,010				Sale valid:
Resident Dwelling	1.00	196,250				Values
Resident Excess	1.00	5,250				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	320,010		Water	Well	Cost/sale :	1.2191
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	320,010		Gas	None	Assmt/sale:	.8534

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						
RES	12	1.000	7,500	7,500			7,500	5,250
Residual		43,560						
3.000 acres		Total land value		172,500			120,750	

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	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	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: 1931	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,040	237,270
Basement	Full				
Heating	Yes	A/C Yes			6,820
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					82,969
Other Features		WB Stks			6,750
Sub-Total					342,309
Grade	B	Factor 1.2600			431,309
CDU		C&D Factor 1.00			431,309
Depreciation		35 %			280,351
Computed cost value @ 70%					196,246

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	130	2,965
G Garages	FR Attached frame LE 65	420	19,100
L Living Area	UATT Unfinished attic	420	7,353
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	FATT Full finished attic	260	9,391
L Living Area	BSMT Basement addition	260	4,791
L Living Area	AIR Air conditioning	260	790
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	AIR Air conditioning	75	228
Total additions			82,969

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00		C	8,640	50	4,300
Utility Shed									
Value at 70%		3,010	Value at 100%		4,300				

