

Property at 00150 CIDER BROOK ROAD

Prop ID 1800150

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Administrative Information

Owner name: WAUGH NICHOLAS C &
 Second name: ELISABETH G CO-TTEES
 Address: 150 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 1800150 Neigh.: Zone: RU2A Vol: 809 Page: 1225

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Outbldg	3.00	39,060
Resident Dwelling	1.00	1,064,040

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 09-Dec-2025
 Sale price: 2,300,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,902,529

Summary

Total assessments	1,331,770
Total exemptions	
Net assessment	1,331,770

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8272
 Mkt/sale :
 Assmt/sale: .5790

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000		200,000	140,000
Primary Site		87,120					
RES	12	16.890	7,500	126,675		126,675	88,673
Residual		735,728					

18.890 acres

Total land value

326,675

228,673

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	13
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	6
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	3
Grade	63	AA+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	5
Bsmt Fin Qual	01	Unfinished	W/B openings	9
Air Condition	01	Central Air	# Living Units 1	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1934	

Building Valuation Summary

Dwelling	Masonry	2 1/2 story w/bsmt	Area	1,404	433,130
Basement	Full				
Heating	Yes	A/C Yes			11,780
Plumbing	6 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		36,000
Additions					538,321
Other Features		WB Stks			43,750
Sub-Total					1,062,981
Grade	AA+	Factor 2.0000			2,125,962
CDU		C&D Factor 1.10			2,338,558
Depreciation		35 %			1,520,063
Computed cost value @ 70%					1,064,044

Building additions

Category	Type	Area	Value
L Living Area	FRUH Frame upper half	441	22,551
G Garages	MA Attached masonry LE	441	20,564
L Living Area	FRUH Frame upper half	252	12,886
G Garages	CRPT Open carport	252	4,272
L Living Area	MAFF Masonry first floor	238	28,244
L Living Area	MAUF Masonry upper full	238	21,284
L Living Area	BSMT Basement addition	238	4,386
L Living Area	MAFF Masonry first floor	84	9,969
L Living Area	BSMT Basement addition	84	1,548
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747
L Living Area	MAFF Masonry first floor	536	63,609
L Living Area	MAUF Masonry upper full	536	47,934
L Living Area	BSMT Basement addition	536	9,877
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	MAFF Masonry first floor	180	21,361
L Living Area	MAUF Masonry upper full	180	16,097
L Living Area	BSMT Basement addition	180	3,317
L Living Area	MAFF Masonry first floor	1,000	118,673
L Living Area	MAUF Masonry upper full	1,000	89,429
P Porches, Patios, Decks	BPAT Brick/flagstone pati	901	20,546
Total additions			538,321

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	52	1,040	55.95		D	45,387	50	22,700
Block Detach Garage									
RS1 Frame	15	17	255	30.00		B	9,639	50	4,800
Utility Shed									
RP3 Pool w/ Reinfor Conc	16	32	512	110.5		C	56,602	50	28,300
Value at 70%			39,060	Value at 100%					55,800

