

Property at 00205 CIDER BROOK ROAD

Prop ID 1800205

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Administrative Information

Owner name: THAVENIUS CHRISTINA & JACK
 Second name:
 Address: 205 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 1800205 Neigh.: Zone: RU2A Vol: 660 Page: 160

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:
Resident Land	2.00	140,000				Sale price:
Resident Outbldg	3.00	55,650				Sale valid:
Resident Dwelling	1.00	636,170				Values
Resident Excess	.07	370				Mkt value :
						Cost value: 1,188,843
Summary			Utilities		Sales ratios	
Total assessments		832,190	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		832,190	Gas	None		Assmt/sale:

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	.070	7,500	525			525	368
Residual		3,049						
		2.070 acres		Total land value			200,525	140,368

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,650
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,364
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2013	

Building Valuation Summary

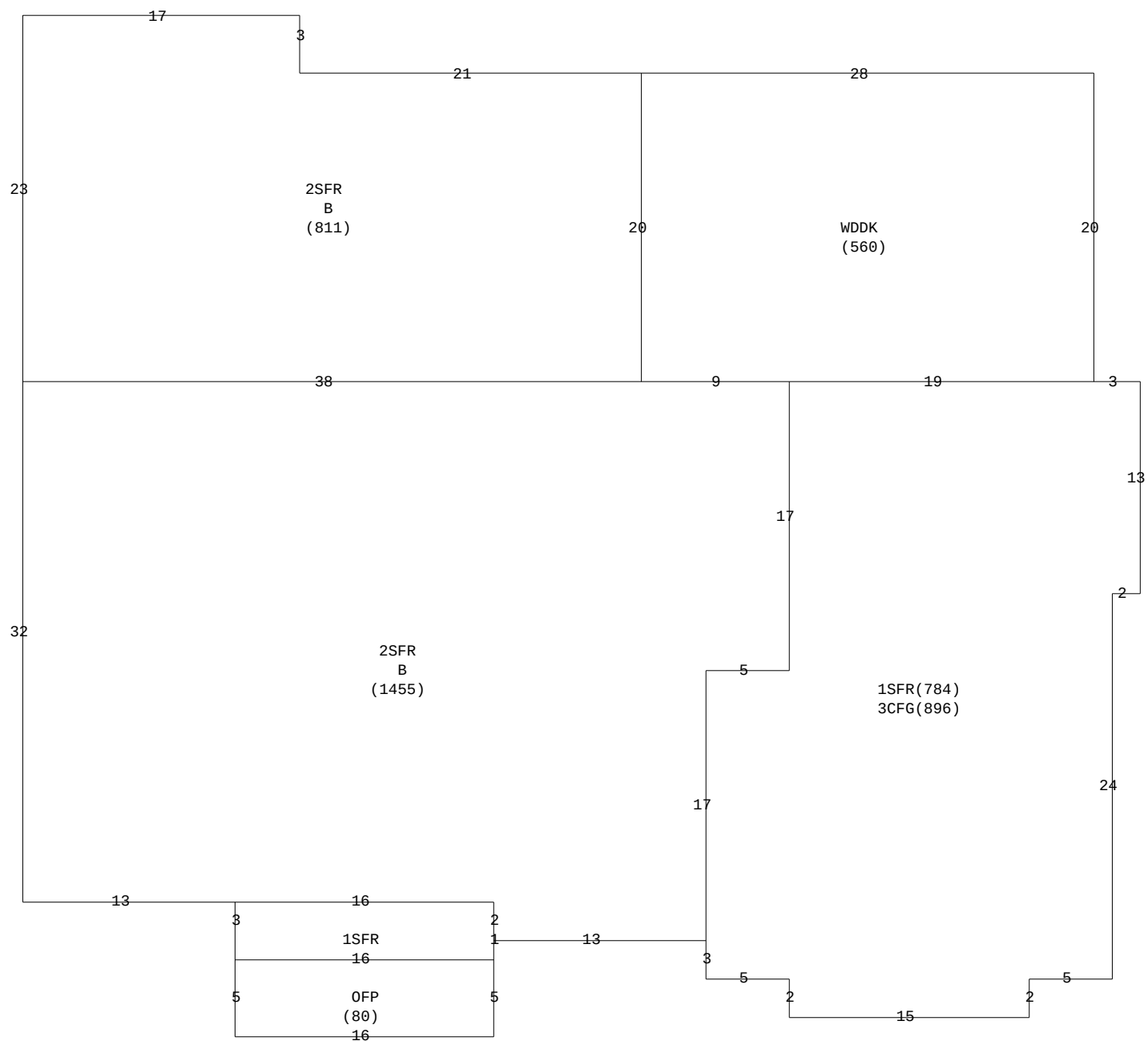
Dwelling	Frame	2 story w/bsmt	Area	1,455	353,150
Basement	Full with walk				
Heating	Yes	A/C Yes			10,110
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	22,500
Attic	None		Attic size:		
Additions					301,014
Other Features		WB Stks	RR		50,601
Sub-Total					737,375
Grade	A-	Factor 1.4500			1,069,194
CDU		C&D Factor 1.00			1,069,194
Depreciation		15 %			908,815
Computed cost value @ 70%					636,171

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
G Garages	FSF Full-story fin o/gar	784	52,515
L Living Area	AIR Air conditioning	784	2,383
P Porches, Patios, Decks	DECK Wood deck	560	14,834
L Living Area	BSMT Basement addition	811	14,945
L Living Area	FRFF Frame first floor	811	92,844
L Living Area	FRUF Frame upper full	811	67,905
L Living Area	AIR Air conditioning	811	2,465
L Living Area	AIR Air conditioning	811	2,465
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
Total additions			301,014

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2012	C	4,800	50	2,400
Utility Shed									
AB1 Bank barn			1,080	65.80	1920	C	71,064	50	35,500
RP5 Pool w/ Gunite	18	40	720	91.70	2024	B	83,190	50	41,600
Value at 70%			55,650				Value at 100%		79,500



FORMERLY KNOWN AS 576 WATERVILLE ROAD