

Property at 00219 CIDER BROOK ROAD

Prop ID 1800219

Printed 20-Mar-2026 10:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WAYNE RAYMIE
 Second name:
 Address: 219 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 1800219 Neigh.: Zone: RU2A Vol: 803 Page: 364

Assessments			Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-May-2025	
Resident Land	2.00	105,000				Sale price:	
Resident Outbldg	3.00	23,590				Sale valid:	
Resident Dwelling	1.00	580,940				Values	
						Mkt value :	
Resident Excess	11.14	14,620				Cost value: 1,034,500	
Summary			Utilities		Sales ratios		
Total assessments		724,150	Water	Well		Cost/sale :	
Total exemptions			Sewer	Septic		Mkt/sale :	
Net assessment		724,150	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		.25	150,000	105,000
Primary Site		87,120						
RES	12	11.140	7,500	83,550		.75	20,888	14,622
Residual		485,258						
13.140 acres				Total land value			170,888	119,622

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	13
Interior Walls	01	Plaster	Bedrooms	6
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	5
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	47	A-	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	99	None	W/B openings	3
Interior Cond	05	Good	Actual Year Built: 1949	
Exterior Cond	05	Good		

Building Valuation Summary

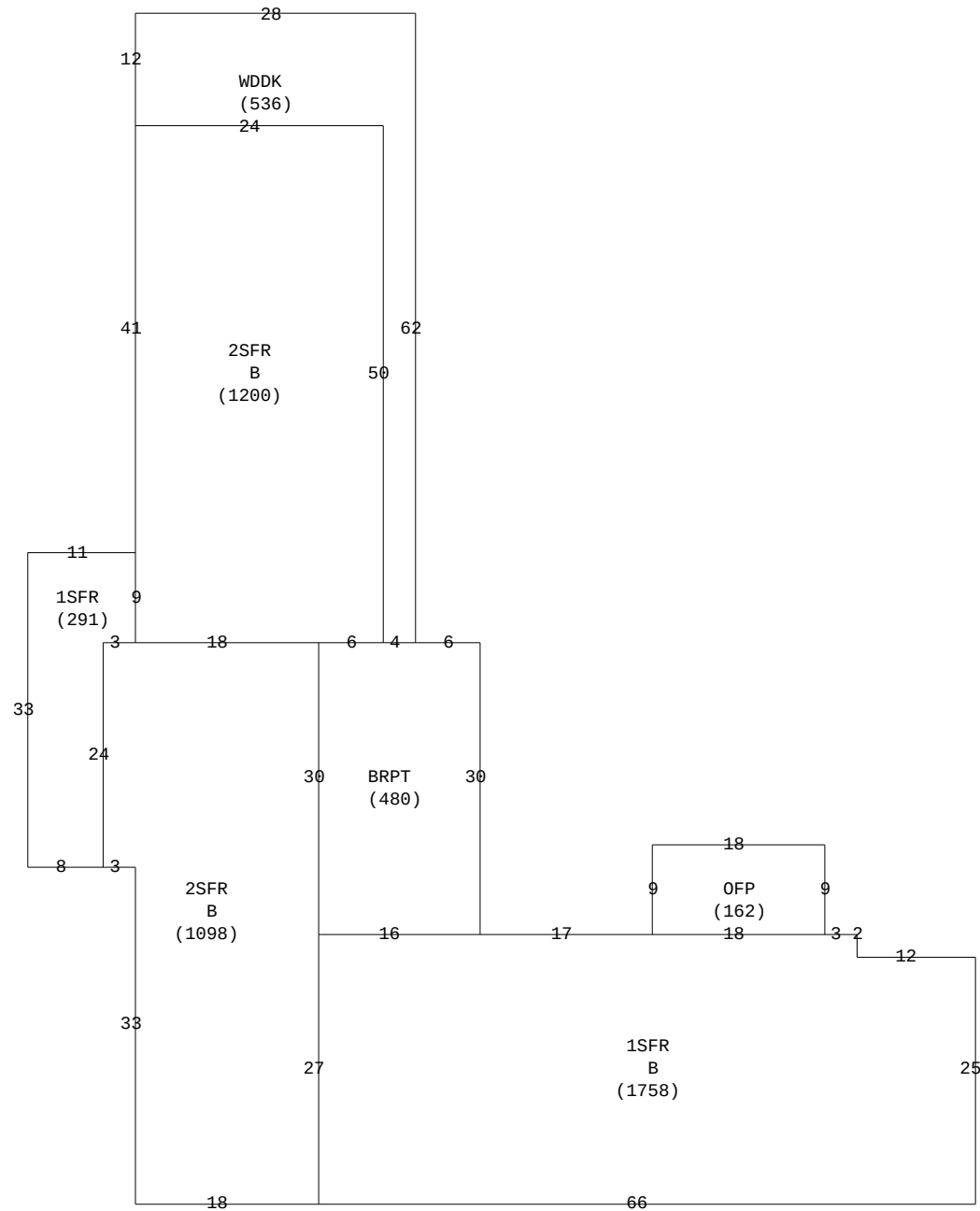
Dwelling	Frame	1 story w/bsmt	Area	1,758	277,840
Basement	Full				
Heating	Yes	A/C No			
Plumbing	5 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		28,000
Additions					545,932
Other Features		WB Stks	RR	Bsmt Gar	28,769
Sub-Total					880,541
Grade	A-	Factor 1.4500			1,276,784
CDU		C&D Factor 1.00			1,276,784
Depreciation		35 %			829,910
Computed cost value @ 70%					580,937

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	162	9,870
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946
L Living Area	FRFF Frame first floor	1,098	125,700
L Living Area	FRUF Frame upper full	1,098	91,936
L Living Area	FRFF Frame first floor	291	33,314
L Living Area	BSMT Basement addition	1,200	22,114
L Living Area	FRFF Frame first floor	1,200	137,377
L Living Area	FRUF Frame upper full	1,200	100,476
P Porches, Patios, Decks	DECK Wood deck	536	14,199
Total additions			545,932

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		C	4,320	50	2,200
Utility Shed									
RS1 Frame	10	16	160	30.00		D	3,744	50	1,900
Utility Shed									
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%		23,590	Value at 100%		33,700				



MURRAY - DECEASED
CERT DEVISE TO RAYMIE WAYNE 100%

PROB CERT JULIANNE WAYNE V803 P364 5-14-25
PROB CERT MURRAY WAYNE V812 P1004 3-10-26