

Property at 00244 CIDER BROOK ROAD

Prop ID 1800244

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Administrative Information

Owner name: BIRKENRUTH DAVID W
 Second name:
 Address: 244 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map: 06 003
 Lot: 1800244 Neigh.: Zone: RU2A Vol: 536 Page: 252

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Outbldg	1.00	1,680
Resident Dwelling	1.00	493,170

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jun-2005
 Sale price: 855,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 965,571

Summary

Total assessments	675,900
Total exemptions	
Net assessment	675,900

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1293
 Mkt/sale :
 Assmt/sale: .7905

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	7.819	7,500	58,643			58,643	41,050
Residual		340,596						

9.819 acres

Total land value

258,643

181,050

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	57	AA-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1970

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		864	237,730
Basement	Full				
Heating	Yes	A/C Yes			6,850
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None				17,500
Additions					332,306
Other Features		WB Stks			24,975
Sub-Total					619,361
Grade	AA-	Factor 1.7500			1,083,882
CDU		C&D Factor 1.00			1,083,882
Depreciation		35 %			704,523
Computed cost value @ 70%					493,166

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	BPAT Brick/flagstone pati	377	8,597
P Porches, Patios, Decks	FOFF Frame open first flo	81	4,935
L Living Area	FRFF Frame first floor	940	107,612
L Living Area	BSMT Basement addition	940	17,322
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
L Living Area	FRFF Frame first floor	509	58,271
L Living Area	FRFF Frame first floor	374	42,816
L Living Area	BSMT Basement addition	374	6,892
L Living Area	FRFF Frame first floor	17	1,946
P Porches, Patios, Decks	FOFF Frame open first flo	17	1,036
L Living Area	FRFF Frame first floor	37	4,236
L Living Area	FRFF Frame first floor	187	21,408
P Porches, Patios, Decks	FOFF Frame open first flo	187	11,393
P Porches, Patios, Decks	DECK Wood deck	196	5,192
P Porches, Patios, Decks	BPAT Brick/flagstone pati	462	10,535
L Living Area	AIR Air conditioning	2,064	6,275

Total additions 332,306

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

