

Property at 00285 CIDER BROOK ROAD

Prop ID 1800285

Printed 05-Feb-2024 3:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCLOUGHLIN BARBARA J ETAL
 Second name:
 Address: 285 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1800285 Neigh.: Zone: RU2A Vol: 707 Page: 047

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	115,500
Resident Dwelling	1.00	158,150
Resident Outbldg	1.00	3,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Feb-2017
 Sale price: 245,000
 Sale valid:

Values

Mkt value :
 Cost value: 395,229

Summary

Total assessments	276,660
Total exemptions	
Net assessment	276,660

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6132
 Mkt/sale :
 Assmt/sale: 1.1292

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						

2.000 acres	Total land value	165,000	115,500
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Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,410	232,050
Basement	Partial > half			-2,260
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				24,682
Other Features		M Stks		3,000

Sub-Total		257,472
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	347,587
Depreciation	35 %	225,932
	Computed cost value @ 70%	158,152

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	460	20,661
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021

Total additions	24,682
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Outbuilding Information

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

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	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	03	Partial > half	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	

Actual Year Built: 1964

