

Property at 00295 CIDER BROOK ROAD

Prop ID 1800295

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Administrative Information

Owner name: ROSENBERG JUDITH H
 Second name:
 Address: 295 CIDER BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 1800295 Neigh.: Zone: RU2A Vol: 331 Page: 322

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	2.00	115,500			Sale date: 31-May-1996
Resident Dwelling	1.00	272,200			Sale price: 270,000
Resident Outbldg	1.00	9,870			Sale valid: Y

Values	
Mkt value :	
Cost value:	574,929

Summary

Summary		Utilities		Sales ratios	
Total assessments	402,450	Water	Well	Cost/sale :	2.1294
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	402,450	Gas	None	Assmt/sale:	1.4906

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					
RES	12	.930	7,500	6,975		6,975	4,883
Residual		40,511					

2.930 acres Total land value 171,975 120,383

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	01	Clapboards	
Roof Material	05	Tar and Gravel	
Roof Type	05	Flat	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	03	Tile	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	32	Detached 2 car	
Area Over Gar.	99	None	
Basement	02	Partial < half	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1964

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	2,538	380,490
Basement	Partial < half		-2,770
Heating	Yes A/C Yes		10,840
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p		8,500
Attic	None Attic size:		
Additions			16,689
Other Features	M Stks RR		29,386

Sub-Total		443,135
Grade	B+	
CDU	Factor 1.3500	598,232
Depreciation	C&D Factor 1.00	598,232
	35 %	388,851
	Computed cost value @ 70%	272,196

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	630	16,689

Total additions 16,689

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	28	504	55.95		C	28,199	50	14,100
Block Detach Garage									

Value at 70% 9,870

Value at 100% 14,100

