

Property at 00010 FALL BROOK

Prop ID 2230010

Printed 03-Feb-2026 2:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ARCIERO ROBERT A & CATHY A
 Second name:
 Address: 10 FALL BROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2230010 Neigh.: Zone: R40 Vol: 387 Page: 181

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 23-Jun-2000
Resident Land	.92	105,000	AAA Veteran	1,000	Sale price: 430,000
Resident Dwelling	1.00	281,050	CAB Add Vet	500	Sale valid: Y
			DAC Veteran	10,000	
Resident Excess		.12	630	Values	
Total assessments		386,680	Utilities		Sales ratios
Total exemptions		11,500	Water	Connecticut	Cost/sale : 1.2847
Net assessment		375,180	Sewer	Septic	Mkt/sale :
			Gas	None	Assmt/sale: .8993

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site	40,075						
RES	12	.120	7,500	900		900	630
Residual	5,227						
1.040 acres		Total land value		150,900		105,630	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	3
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk					347,880
Heating	Yes	A/C		Yes		9,960
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	12,500
Attic	None	Attic size:				
Additions						56,799
Other Features	WB Stks		RR			30,416
Sub-Total						457,555
Grade	B+	Factor		1.3500	617,699	
CDU		C&D	Factor	1.00	617,699	
Depreciation				35 %	401,504	
				Computed cost value @ 70%		281,053

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	BSMT Basement addition	44	811
P Porches, Patios, Decks	DECK Wood deck	252	6,675
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
G Garages	FRL Attached frame GT 65	656	29,390
Total additions			56,799

