

Property at 00002 REVERKNOLLS

Prop ID 3690002

Printed 07-Feb-2024 12:13 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BROWN DANIELA T
 Second name:
 Address: 2 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3690002 Neigh.: Zone: RU2A Vol: 737 Page: 905

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Feb-2020
Resident Land	2.00	91,880			Sale price: 345,000
Resident Dwelling	1.00	263,920			Sale valid:
Resident Outbldg	2.00	26,040			

Values

Resident Excess	.08	420	Mkt value :	
			Cost value:	546,086

Summary

Total assessments	382,260	Water Well	Cost/sale :	1.5829
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	382,260	Gas None	Assmt/sale:	1.1080

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000	.25	131,250	91,875
Primary Site		87,120					
RES	12	.080	7,500	600		600	420
Residual		3,485					

2.080 acres

Total land value

131,850

92,295

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	40	B	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size 810
Interior Cond	05	Good	Living area 2,796
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,744	357,150
Basement	Full			
Heating	Yes	A/C Yes		10,200
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:	Saunas	
Additions				55,911
Other Features		WB Stks	RR	27,087
Sub-Total				460,348
Grade	B	Factor 1.2600		580,038
CDU		C&D Factor 1.00		580,038
Depreciation		35 %		377,025
		Computed cost value @ 70%		263,918

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	FRFF Frame first floor	180	20,607
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	AIR Air conditioning	180	547

Total additions 55,911

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP5 Pool w/ Gunite	18	36	648	110.5		C	71,636	50	35,800
Value at 70%			26,040				Value at 100%		37,200

