

Property at 00018 REVERKNOLLS

Prop ID 3690018

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Administrative Information

Owner name: FLAHERTY RYAN & JILLIAN K
Second name:
Address: 18 REVERKNOLLS
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 3690018 Neigh.: Zone: RU2A Vol: 704 Page: 1284

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	242,930

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Dec-2016
Sale price: 390,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.35	1,840			524,671

Summary

Total assessments	367,270
Total exemptions	
Net assessment	367,270

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3453
Mkt/sale :
Assmt/sale: .9417

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	.350	7,500	2,625			2,625	1,838
Residual		15,246						

2.350 acres

Total land value

177,625

124,338

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	307,650
Basement	Full		1,222	
Heating	Yes	A/C Yes		8,820
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				40,183
Other Features	WB Stks	RR		30,335

Sub-Total			395,488
Grade	B+	Factor 1.3500	533,909
CDU		C&D Factor 1.00	533,909
Depreciation		35 %	347,041
		Computed cost value @ 70%	242,929

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	OVER Frame Overhang	6	550

Total additions 40,183

