

Property at 00027 REVERKNOLLS

Prop ID 3690027

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Administrative Information

Owner name: BLANCHARD KAREN A
 Second name:
 Address: 27 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3690027 Neigh.: Zone: RU2A Vol: 689 Page: 464

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Aug-2015
Resident Land	2.00	122,500				Sale price: 1,000,000
Resident Outbldg	3.00	43,400				Sale valid:
Resident Dwelling	1.00	536,430				Values
Resident Excess	1.00	5,250				Mkt value :
						Cost value: 1,010,829
Summary			Utilities		Sales ratios	
Total assessments		707,580	Water	Well	Cost/sale :	1.0108
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		707,580	Gas	None	Assmt/sale:	.7076

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	1.000	7,500	7,500			7,500	5,250
Residual		43,560						
3.000 acres		Total land value		182,500			127,750	

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	04	Colonial			
Exterior Walls	01	Clapboards			
Roof Material	03	Wood Shingles			
Roof Type	01	Gable	Story Height 2.0		
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	01	Hardwood	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4	Masonry trim sf
Fuel	07	Propane Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	4	Rec Room Size
Grade	50	A	Whirlpools	1	Living area 5,030
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	99	None	M/F stacks	2	
Basement	01	Full	W/B stacks	2	
Bsmt Fin Qual	01	Unfinished	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1979		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,474	356,860
Basement	Full				
Heating	Yes	A/C Yes			10,210
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Additions					347,553
Other Features		WB Stks	M Stks		19,500
Sub-Total					760,623
Grade	A	Factor 1.5500			1,178,966
CDU		C&D Factor 1.00			1,178,966
Depreciation		35 %			766,328
		Computed cost value @ 70%			536,430

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	TERR Terrace	706	28,052
P Porches, Patios, Decks	FOFF Frame open first flo	316	19,253
L Living Area	BSMT Basement addition	416	7,666
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	FRUH Frame upper half	416	21,273
L Living Area	AIR Air conditioning	748	2,274
G Garages	FRL Attached frame GT 65	792	35,483
P Porches, Patios, Decks	FOFF Frame open first flo	104	6,336
P Porches, Patios, Decks	FOFF Frame open first flo	262	15,963
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
P Porches, Patios, Decks	FOUF Frame open upper flo	96	3,660
L Living Area	OVER Frame Overhang	232	21,248
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	FRFF Frame first floor	375	42,930
L Living Area	AIR Air conditioning	375	1,140
L Living Area	FRFF Frame first floor	343	39,267
L Living Area	FRUH Frame upper full	343	28,719
L Living Area	AIR Air conditioning	686	2,085
P Porches, Patios, Decks	FEFF Frame enclosed first	45	4,291
Total additions			347,553

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
SPT Slate Patio			500	21.10		C	10,550	50	5,300
RP5 Pool w/ Gunite	26	38	988	110.5		C	109,223	50	54,600
RS1 Frame Utility Shed	10	14	140	30.00		C	4,200	50	2,100
Value at 70%	43,400						Value at 100%		62,000

